

FINANCIAL SURVEY OF URBAN HOUSING, 1934

Table 1 Relation of Debt and Value, January 1, 1934, for Owner-Occupied and Rented Residential Properties, 61 Cities

	Percent of properties mortgaged		Average value of mortgaged properties		Average debt outstanding	Average value		
	Owner-occupied	Rented	Owner-occupied	Rented	Owner-occupied	occupied	Rented	
	Percent	Percent	Dollars	Dollars	Dollars	Dollars	Percent	
<u>New England</u>								
Portland, Me.	46.7	41.3	6,142	7,474	3,102	3,990	50.5	53.4
Nashua, N.H.	56.8	...	5,290	...	2,226	...	42.1	...
Burlington, Vt.	49.7	41.6	6,378	5,722	2,918	3,064	45.8	53.5
Worcester, Mass.	83.6	69.3	6,744	7,283	4,522	5,047	67.1	69.3
Providence, R.I.	63.2	50.4	6,393	6,901	3,156	4,051	49.4	58.7
Waterbury, Conn.	81.1	...	3,112	...	4,868	...	60.0	...
<u>Middle Atlantic</u>								
Binghamton, N.Y.	45.6	...	6,637	...	3,049	...	45.9	...
Syracuse, N.Y.	76.9	67.1	6,478	7,504	3,692	4,709	57.0	62.7
Trenton, N.J.	63.8	39.8	4,176	4,020	2,438	2,308	58.4	59.7
Erie, Pa.	49.7	36.5	4,957	5,704	2,958	3,659	57.7	64.5
Williamsport, Pa.	36.1	28.7	4,035	4,653	2,285	2,331	56.6	50.1
<u>East North Central</u>								
Cleveland, O.	67.0	53.2	6,635	8,008	3,794	5,425	57.2	67.7
Indianapolis, Ind.	63.8	51.2	4,946	4,776	2,781	2,723	53.2	57.0
Decatur, Ill.	50.1	31.8	2,788	2,684	1,685	1,647	60.4	61.4
Peoria, Ill.	54.0	40.3	4,745	5,417	2,393	2,844	50.4	52.5
Lansing, Mich.	57.4	36.5	3,967	3,555	2,361	2,026	59.5	57.0
Kenosha, Wis.	65.3	48.2	5,273	6,698	2,837	3,913	53.8	58.4
Racine, Wis.	67.1	53.5	5,529	6,375	3,117	4,109	58.9	59.8
<u>West North Central</u>								
St. Paul, Minn.	48.0	41.4	4,207	5,136	2,104	2,783	50.0	53.7
Minneapolis, Minn.	55.9	40.2	4,819	5,830	2,525	3,300	52.4	56.7
Des Moines, Ia.	49.5	35.4	3,624	4,119	1,328	2,149	53.2	52.2
Fargo, N.D.	57.9	...	5,168	...	2,605	...	50.4	...
Sioux Falls, S.D.	53.4	40.2	4,538	5,222	2,118	2,548	46.5	48.8
Lincoln, Nebr.	48.2	36.5	5,860	4,148	2,069	2,626	53.6	63.3
Topeka, Kan.	44.0	26.2	3,632	3,831	1,829	1,992	50.4	52.0
Wichita, Kan.	53.5	38.8	3,002	3,107	1,704	1,782	56.8	57.4
Springfield, Mo.	50.1	25.4	3,004	3,082	1,590	1,487	52.9	48.2
St. Joseph, Mo.	42.9	24.7	3,756	3,245	1,973	1,770	52.5	54.5
<u>South Atlantic</u>								
Frederick, Md.	30.5	...	3,945	...	1,961	...	49.7	...
Hagerstown, Md.	49.6	25.2	5,275	4,445	3,215	2,395	60.9	67.4
Richmond, Va.	49.7	34.2	5,971	5,893	3,544	3,689	59.4	62.6
Atlanta, Ga.	58.3	40.7	4,828	6,990	2,766	4,890	57.3	70.0
Wheeling, W. Va.	35.3	21.9	4,422	5,791	2,186	2,962	49.4	51.1
Greensboro, N.C.	36.8	29.3	5,836	6,476	3,613	3,964	61.1	61.2
Charlotte, N.C.	58.4	33.7	5,107	5,607	2,930	3,510	57.4	62.6
Winston-Salem, N.C.	32.9	23.6	4,761	4,139	2,396	2,148	50.3	51.9
Charlotte, N.C.	46.9	14.5	4,000	3,738	2,739	2,981	68.3	79.7
Tallahassee, Fla.	47.6	...	4,513	...	2,355	...	52.2	...

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Table 1 Relation of Debt and Value, January 1, 1934, for Owner-Occupied and Rented Residential Properties, 61 Cities

	Percent of properties mortgaged		Average value of mortgaged properties		Average debt outstanding		Ratio of average debt to average value	
	Owner-occupied	Rented	Owner-occupied	Rented	Owner-occupied	Rented	Owner-occupied	Rented
	Percent	Percent	Dollars	Dollars	Dollars	Dollars	Percent	Percent
<u>East South Central</u>								
Paducah, Ky.	30.7:	7.1:	2,772	4,458:	1,526:	2,150:	58.7	48.2
Knoxville, Tenn.	43.3:	25.6:	3,294	2,189:	1,625:	1,555:	49.3	71.4
Birmingham, Ala.	52.4:	22.9:	3,675	5,718:	2,264:	2,975:	61.1	52.0
Jackson, Miss.	61.5:	...	4,538	...	2,235:	...	50.4	...
<u>West South Central</u>								
Oklahoma City, Okla.	61.7:	43.1:	4,273	6,882:	2,489:	3,816:	58.2	55.5
Dallas, Tex.	53.3:	39.6:	4,212	4,749:	2,253:	2,696:	53.5	53.7
Austin, Tex.	39.2:	29.2:	4,199	3,776:	1,948:	1,921:	46.5	50.9
Wichita Falls, Tex.	41.4:	20.9:	3,106	2,522:	2,060:	1,825:	66.3	72.4
Baton Rouge, La.	53.3:	...	4,292	...	1,931:	...	45.0	...
Shreveport, La.	59.7:	35.1:	3,882	4,925:	2,137:	2,675:	55.0	54.3
Little Rock, Ark.	43.8:	23.9:	3,682	3,833:	2,317:	2,417:	62.9	62.2
<u>Mountain</u>								
Butte, Mont.	24.4:	15.1:	3,327	6,534:	1,373:	3,307:	41.3	52.2
Casper, Wyo.	44.0:	...	3,141	...	1,767:	...	56.9	...
Boise, Idaho	45.1:	...	3,515	...	1,518:	...	43.2	...
Pueblo, Colo.	40.9:	22.5:	2,375	3,142:	1,406:	1,262:	59.2	53.9
Albuquerque, N.M.	54.6:	44.1:	3,902	5,258:	2,351:	2,544:	60.5	48.4
Phoenix, Ariz.	55.6:	43.6:	1,249	4,858:	2,322:	2,589:	56.3	55.3
Salt Lake City, U.	54.0:	42.9:	3,358	6,292:	3,236:	4,124:	58.0	59.3
Reno, Nev.	50.6:	29.2:	5,996	4,964:	2,982:	2,445:	49.7	49.5
<u>Pacific</u>								
Portland, Ore.	51.0:	33.8:	3,612	4,509:	2,044:	2,475:	56.6	54.9
Seattle, Wash.	49.2:	36.4:	3,907	3,648:	2,138:	4,944:	54.7	57.2
San Diego, Calif.	50.6:	38.6:	4,224	4,637:	2,296:	2,804:	54.4	57.3
Sacramento, Calif.	54.5:	45.0:	4,409	4,832:	2,724:	3,105:	61.8	64.2

FINANCIAL SURVEY OF URBAN HOUSING
TABLE 2

Average Mortgage Debt Outstanding on Identical Owner-Occupied and Rented Properties in 52 Selected Cities.

CITY	OWNER-OCCUPIED			RENTED		
	1930	1933	1934	1930	1933	1934
<u>New England</u>						
Portland, Me.	3,531	3,157	3,044	4,655	4,205	4,212
Worcester, Mass.	4,834	4,694	4,641	5,410	5,277	5,208
Providence, R. I.	3,436	3,163	3,064	4,537	4,154	4,057
Waterbury, Conn.	5,045	4,905	4,863			
<u>Middle Atlantic</u>						
Binghamton, N. Y.	3,237	3,104	3,064			
Syracuse, N. Y.	3,817	3,664	3,611	4,927	4,787	4,716
Trenton, N. J.	3,134	3,118	3,093	2,330	2,259	2,240
Erie, Pa.	3,086	2,920	2,893	4,211	3,969	3,855
<u>East North Central</u>						
Cleveland, Ohio	4,252	3,849	3,754	5,911	5,431	5,324
Indianapolis, Ind.	3,301	2,853	2,693	2,926	2,533	3,301
Peoria, Ill.	2,904	2,416	2,253	3,910	3,508	3,301
Lansing, Mich.	2,913	2,541	2,405	2,226	2,020	1,956
Kenosha, Wis.	2,935	2,875	2,849			
Racine, Wis.	3,529	3,346	3,313	4,255	4,231	4,198
<u>West North Central</u>						
Minneapolis, Minn.	2,890	2,554	2,524	3,886	3,491	3,382
St. Paul, Minn.	2,398	2,123	2,044	3,036	2,792	2,728
Des Moines, Iowa	2,388	2,049	1,939	2,508	2,242	2,143
St. Joseph, Mo.	2,299	2,084	1,995			
Springfield, Mo.	2,054	1,849	1,748	1,747	1,525	1,467
Fargo, N. D.	3,054	2,774	2,665			
Sioux Falls, S. D.	2,512	2,263	2,181	3,538	3,146	2,950
Lincoln, Neb.	2,651	2,277	2,177	2,795	2,473	2,436
Topeka, Kan.	2,256	1,926	1,798	2,876	2,524	2,408
Wichita, Kan.	2,235	1,828	1,716	1,975	1,705	1,595
<u>South Atlantic</u>						
Hagerstown, Md.	3,369	3,223	3,192			
Richmond, Va.	4,308	3,791	3,586	4,857	4,574	4,344
Wheeling, W. Va.	2,423	2,163	2,095			
Asheville, N. C.	3,660	3,091	2,885			
Greensboro, N. C.	4,574	3,913	3,712			
Charleston, S. C.	2,735	2,605	2,559			
Columbia, S. C.	3,262	2,956	2,877			
Atlanta, Ga.	3,419	2,941	2,789	4,977	4,611	4,448
Jacksonville, Fla.	2,780	2,521	2,422			

FINANCIAL SURVEY OF URBAN HOUSING
TABLE 2, cont'd.

Average Mortgage Debt Outstanding on Identical Owner-Occupied and Rented Properties in 50 Selected Cities.

CITY	<u>OWNER-OCCUPIED</u>			<u>RENTED</u>		
	1930	1933	1934	1930	1933	1934
<u>East South Central</u>						
Paducah, Ky.	2,374	1,972	1,811			
Birmingham, Ala.	2,774	2,339	2,251	3,430	3,191	3,050
Jackson, Miss.	2,972	2,456	2,234			
<u>West South Central</u>						
Little Rock, Ark.	2,779	2,484	2,399	2,751	2,532	2,449
Baton Rouge, La.	2,514	2,114	1,865			
Oklahoma City, Okla.	2,921	2,492	2,381	5,095	4,387	4,041
Austin, Tex.	2,459	2,040	1,889	2,179	1,942	1,812
Dallas, Tex.	2,909	2,423	2,315	3,543	2,886	2,707
Wichita Falls, Tex.	2,550	2,191	2,041			
<u>Mountain</u>						
Butte, Mont.	1,773	1,586	1,545			
Boise, Idaho	1,836	1,563	1,504			
Casper, Wyo.	2,115	1,671	1,534			
Pueblo, Colo.	1,798	1,573	1,520			
Phoenix, Ariz.	2,726	2,451	2,304	3,241	2,946	2,810
Salt Lake City, Utah	2,502	2,250	2,114	3,676	3,340	3,135
<u>Pacific</u>						
Seattle, Wash.	2,788	2,405	2,298	6,811	6,227	6,074
Portland, Ore.	2,472	2,151	2,033	2,850	2,467	2,416
Sacramento, Cal.	3,293	2,845	2,682	3,845	3,455	3,277
San Diego, Cal.	2,808	2,427	2,288	3,231	2,851	2,675

FINANCIAL SURVEY OF URBAN HOUSING

Table 3

 Percentage Distribution of Ratios of Average Debt to Average Value,
 Owner-Occupied Dwellings, Jan. 1, 1934, for 52 Selected Cities

	Total No. of re- ports	Total per cent	1 to 9 pct.	10 to 19 pct.	20 to 29 pct.	30 to 39 pct.	40 to 49 pct.	50 to 59 pct.	60 to 69 pct.	70 to 84 pct.	85 to 99 pct.	100 pct. and over
<u>New England</u>												
Portland, Me.	643	100.0	3.1	10.9	11.2	14.0	14.7	12.9	10.1	11.8	5.4	5.9
Worcester, Mass.	1,115	100.0	1.3	2.6	3.1	6.3	9.4	14.1	16.0	20.4	12.7	14.1
Providence, R.I.	2,009	100.0	3.7	7.3	10.4	12.7	14.2	13.5	13.3	13.2	6.0	5.2
Waterbury, Conn.	472	100.0	0.8	3.2	5.5	11.0	11.9	16.9	14.8	17.4	9.7	8.7
<u>Middle Atlantic</u>												
Binghamton, N.Y.	262	100.0	1.5	8.8	12.2	17.3	16.0	16.8	10.7	9.9	5.0	1.5
Syracuse, N.Y.	977	100.0	1.3	4.8	6.2	9.6	13.3	16.4	15.5	16.7	7.3	7.9
Trenton, N.J.	1,522	100.0	1.1	2.0	7.3	9.7	14.0	19.2	16.6	15.6	6.2	8.4
Erie, Pa.	1,501	100.0	1.8	5.7	10.2	8.7	11.5	14.1	14.9	15.7	7.3	10.1
<u>East North Central</u>												
Cleveland, Ohio	14,115	100.0	2.3	5.8	8.2	10.2	12.9	13.9	13.3	14.4	7.8	10.7
Indianapolis, Ind.	1,687	100.0	1.7	6.5	8.9	9.9	13.5	15.9	13.2	14.8	8.0	9.0
Peoria, Ill.	1,374	100.0	4.7	7.7	10.6	11.1	14.0	14.9	12.2	11.8	7.4	5.3
Lansing, Mich.	630	100.0	2.7	7.3	7.3	9.1	12.4	14.3	9.8	14.0	9.0	13.3
Kenosha, Wis.	727	100.0	2.1	5.1	9.5	12.4	14.7	15.4	12.0	15.1	5.2	8.5
Racine, Wis.	1,646	100.0	2.3	4.4	7.5	10.9	11.2	15.2	14.8	15.5	3.3	9.9
<u>West North Central</u>												
Minneapolis, Minn.	4,097	100.0	2.0	5.7	10.9	14.3	13.5	16.3	13.7	11.8	4.7	3.6
St. Paul, Minn.	393	100.0	2.1	7.2	12.2	13.0	18.5	17.6	13.9	8.3	4.7	3.5
Des Moines, Iowa	1,634	100.0	1.9	5.2	10.3	12.8	14.2	15.3	12.7	13.8	6.7	6.6
St. Joseph, Mo.	529	100.0	1.7	6.6	12.3	12.9	16.7	14.4	10.6	13.4	5.7	5.7
Springfield, Mo.	757	100.0	1.3	7.1	11.3	12.7	12.9	15.9	9.4	12.2	7.9	9.0
Fargo, N.D.	486	100.0	1.3	4.7	10.3	11.1	15.0	20.0	15.6	16.3	3.3	2.1
Sioux Falls, S.D.	645	100.0	1.2	6.7	12.9	13.2	16.9	19.3	13.6	9.5	3.3	2.3
Lincoln, Neb.	796	100.0	3.0	5.3	11.3	10.9	11.3	15.5	13.7	14.4	7.7	6.9
Topeka, Kan.	1,069	100.0	3.7	7.5	12.4	11.9	14.2	13.6	11.4	13.6	5.9	5.3
Wichita, Kan.	1,334	100.0	2.3	4.6	8.4	11.1	12.7	13.1	11.9	15.6	7.9	11.3
<u>South Atlantic</u>												
Hagerstown, Md.	363	100.0	2.8	4.1	9.4	10.2	9.4	11.3	13.2	17.9	8.5	12.1
Richmond, Va.	1,077	100.0	1.5	3.7	5.3	7.1	11.8	20.3	13.5	17.3	8.1	7.4
Wheeling, W.Va.	310	100.0	5.2	11.2	12.2	11.0	12.9	11.9	12.1	9.8	6.0	7.7
Asheville, N.C.	403	100.0	2.5	7.3	10.0	5.1	9.6	10.3	11.3	14.0	12.7	16.4
Greensboro, N.C.	293	100.0	2.0	6.5	7.3	8.2	13.0	13.7	12.3	18.4	9.2	8.9
Charleston, S.C.	208	100.0	1.9	9.6	13.5	14.4	13.5	15.9	3.7	10.6	3.3	9.1
Columbia, S.C.	332	100.0	4.2	7.3	3.4	9.3	15.1	13.3	12.3	16.7	5.1	7.3
Atlanta, Ga.	2,364	100.0	2.2	4.3	7.4	8.6	12.5	14.3	15.4	18.0	9.1	7.4
Jacksonville, Fla.	287	100.0	2.3	4.3	3.7	11.1	16.5	15.7	16.0	11.1	5.2	3.0

FINANCIAL SURVEY OF URBAN HOUSING

Table C (cont'd)

Percentage Distribution of Ratios of Average Debt to Average Value
Owner-Occupied Dwellings, Jan. 1, 1934, for 50 Selected Cities

	Total No. of re- ports	Total per cent	1 to 2 pct.	10 to 19 pct.	20 to 29 pct.	30 to 39 pct.	40 to 49 pct.	50 to 59 pct.	60 to 69 pct.	70 to 79 pct.	85 to 99 pct.	100 and over
<u>East South Central</u>												
Paducah, Ky.	234	100.0	3.4	6.8	12.4	13.2	9.4	11.5	9.0	11.5	7.3	15.1
Birmingham, Ala.	2,039	100.0	2.8	4.7	8.1	8.5	10.8	12.7	11.2	14.9	11.1	15.1
Jackson, Miss.	260	100.0	6.5	6.5	11.5	9.6	13.9	13.9	12.7	11.5	8.8	5.1
<u>West South Central</u>												
Little Rock, Ark.	841	100.0	1.4	5.0	6.1	8.8	8.9	12.7	15.7	19.8	10.9	10.1
Baton Rouge, La.	183	100.0	5.3	10.1	9.6	12.7	14.4	11.7	11.7	11.7	6.9	5.1
Oklahoma City, Okla.	1,762	100.0	2.6	4.3	6.8	9.9	10.4	14.7	15.6	19.4	9.1	7.1
Austin, Texas.	416	100.0	5.0	6.3	12.5	11.8	12.7	17.8	11.8	13.0	6.0	3.1
Dallas, Texas.	1,676	100.0	2.7	5.1	7.4	11.6	14.7	15.4	14.5	14.3	7.3	7.1
Wichita Falls, Tex.	331	100.0	2.1	3.0	6.3	4.5	9.7	12.1	12.7	13.9	10.0	22.1
<u>Mountain</u>												
Butte, Mont.	479	100.0	3.8	13.2	15.8	12.3	12.3	10.4	11.1	9.8	5.0	6.1
Boise, Idaho.	569	100.0	3.2	8.6	13.9	14.8	20.3	14.1	10.0	10.7	3.2	1.1
Casper, Wyo.	298	100.0	3.4	5.4	9.1	10.4	9.7	10.7	12.4	16.1	13.4	9.1
Pueblo, Colo.	413	100.0	1.2	5.6	8.5	9.9	8.5	14.3	13.8	19.1	8.2	10.1
Phoenix, Ariz.	540	100.0	1.3	2.8	8.3	10.6	11.5	18.0	17.6	15.6	6.9	7.1
Salt Lake City, Utah	1,910	100.0	2.1	5.9	7.7	10.0	11.3	15.4	15.1	14.7	10.9	6.1
<u>Pacific</u>												
Seattle, Wash.	3,225	100.0	3.0	6.5	10.3	10.0	12.5	15.1	11.7	15.5	7.4	8.1
Portland, Ore.	2,512	100.0	1.5	4.7	7.4	10.1	11.8	15.2	16.0	17.0	7.6	8.1
Sacramento, Calif.	1,241	100.0	1.5	3.7	6.4	8.1	9.8	14.7	15.7	17.7	11.8	10.1
San Diego, Calif.	2,322	100.0	1.6	5.5	8.1	9.3	13.5	15.2	13.9	15.8	8.9	8.1

FINANCIAL SURVEY OF URBAN HOUSING.

Percentage Distribution of Ratios of Average Debt to
Average Value, Rented, Dwellings, January 1, 1934. For 44 Cities.

Table IV

City and Geographic Area	Tot.No. Reports	Total Pct.	1	16	20	50	40	50	60	70	85	100
			to 9 Pct.	to 19 Pct.	to 29 Pct.	to 39 Pct.	to 49 Pct.	to 59 Pct.	to 69 Pct.	to 84 Pct.	to 99 Pct.	and Over
NEW ENGLAND												
Portland, Me.	188	100.0	3.2	4.8	12.2	12.2	12.2	11.2	14.4	12.2	9.6	8.0
Worcester, Mass.	193	100.0	2.1	5.2	2.1	6.7	3.0	13.5	16.6	24.3	12.4	13.5
Providence, R.I.	389	100.0	3.3	7.7	7.2	7.7	10.8	14.7	15.4	16.0	7.7	9.5
Waterbury, Conn.	-	-	-	-	-	-	-	-	-	-	-	-
MIDDLE ATLANTIC												
Binghamton, N.Y.	-	-	-	-	-	-	-	-	-	-	-	-
Syracuse, N.Y.	211	100.0	0.5	3.3	3.3	6.6	11.4	20.3	16.6	16.6	11.4	10.0
Trenton, N.J.	238	100.0	0.4	2.5	4.2	6.7	14.3	29.9	12.6	14.7	4.2	10.5
Erie, Pa.	275	100.0	1.1	4.4	6.2	5.1	10.2	13.1	12.7	24.0	7.6	15.6
EAST NORTH CENTRAL												
Cleveland, Ohio	2251	100.0	2.3	4.5	7.1	8.6	12.2	13.8	13.9	15.3	8.7	13.6
Indianapolis, Ind.	483	100.0	0.8	4.8	8.1	10.6	17.6	14.7	15.3	12.8	7.0	8.3
Peoria, Ill.	320	100.0	4.1	4.1	13.1	12.5	15.0	18.4	10.9	12.8	2.8	6.2
Lansing, Mich.	157	100.0	1.9	3.2	8.3	15.9	13.4	15.9	8.9	15.3	9.6	7.6
Kenosha, Wis.	133	100.0	2.3	3.0	6.8	12.0	15.0	17.3	17.3	13.5	6.8	6.0
Racine, Wis.	325	100.0	2.5	2.8	4.9	6.2	9.2	14.8	20.3	23.0	8.9	7.4
WEST NORTH CENTRAL												
Minneapolis, Minn.	966	100.0	1.4	3.8	8.2	10.4	18.5	17.9	14.2	15.0	4.5	6.1
St. Paul, Minn.	225	100.0	1.8	3.6	4.9	12.0	14.7	27.0	13.8	16.0	4.4	1.8
Des Moines, Iowa	407	100.0	1.0	3.4	9.8	13.0	18.4	18.8	15.2	12.3	2.9	5.2
St. Joseph, Mo.	109	100.0	0.9	2.8	10.2	6.5	11.1	20.4	23.0	17.6	5.6	1.9
Springfield, Mo.	175	100.0	0.6	5.1	9.7	11.4	12.6	21.1	16.0	12.0	2.9	8.6
Fargo, N.D.	-	-	-	-	-	-	-	-	-	-	-	-
Sioux Falls, S.D.	185	100.0	1.6	6.5	12.4	15.7	18.4	21.1	11.9	8.1	1.6	2.7
Lincoln, Neb.	187	100.0	1.6	4.3	8.6	12.8	11.8	18.7	11.8	17.6	3.2	9.6
Topeka, Kan.	247	100.0	3.6	3.5	7.7	14.2	13.4	16.9	15.4	12.6	3.2	4.5
Wichita, Kan.	349	100.0	1.4	2.9	6.6	11.7	15.9	14.9	13.2	15.5	6.3	10.6
SOUTH ATLANTIC												
Hagerstown, Md.	59	100.0	1.7	1.7	6.8	6.8	11.9	16.9	16.9	11.9	10.2	15.2
Richmond, Va.	132	100.0	0.3	3.8	4.5	11.4	9.3	19.7	15.9	21.2	5.3	7.6
Wheeling, W.Va.	120	100.0	6.7	7.5	8.3	13.4	10.8	13.4	10.8	15.2	5.8	7.5
Asheville, N.C.	37	100.0	2.7	5.4	2.7	3.1	10.8	16.2	8.1	10.8	5.4	29.8
Greensboro, N.C.	71	100.0	-	7.0	14.0	7.0	11.3	15.5	9.9	9.9	12.7	12.7
Charleston, S.C.	75	100.0	1.3	9.3	12.0	8.0	16.0	13.3	10.7	14.7	4.0	10.7
Columbia, S.C.	84	100.0	3.6	2.4	3.6	14.3	7.1	9.5	15.5	21.3	16.7	6.0
Atlanta, Ga.	520	100.0	2.9	4.8	4.2	6.5	12.9	13.3	16.5	17.0	9.4	12.5
Jacksonville, Fla.	-	-	-	-	-	-	-	-	-	-	-	-

FOR RELEASE ON GENERAL DEBT

FINANCIAL SURVEY OF URBAN HOUSING

Percentage Distribution of Ratios of Average Debt to Average Value, Rented, Dwellings, January 1, 1934, For 44 Cities.

Table IV (Cont'd.)

City and Geographic Area	Tot. No. Reports	Total Pct.	1	10	20	30	40	50	60	70	85	100
			to 9 Pct.	to 19 Pct.	to 29 Pct.	to 39 Pct.	to 49 Pct.	to 59 Pct.	to 69 Pct.	to 84 Pct.	to 99 Pct.	Pct. over
EAST SOUTH CENTRAL												
Paducah, Ky.	20	100.0	5.0	-	-	-	10.0	30.0	5.0	10.0	15.0	25.0
Birmingham, Ala.	216	100.0	1.4	3.2	9.3	4.6	12.5	12.5	12.0	18.1	7.4	19.0
Jackson, Miss.	-	-	-	-	-	-	-	-	-	-	-	-
WEST SOUTH CENTRAL												
Little Rock, Ark.	178	100.0	6.2	4.5	4.5	3.9	10.1	12.9	14.6	22.5	10.1	10.7
Baton Rouge, La.	-	-	-	-	-	-	9	-	-	-	-	-
Oklahoma City, Okla.	379	100.0	1.1	4.0	9.2	9.5	13.2	13.5	16.3	16.3	6.3	10.6
Austin, Tex.	105	100.0	1.9	4.8	7.6	9.5	14.3	17.1	9.5	17.2	6.7	11.4
Dallas, Tex.	395	100.0	1.5	4.5	5.6	9.6	14.4	13.7	15.7	17.0	8.1	10.1
Wichita Falls, Tex.	80	100.0	1.3	6.2	7.5	2.5	8.8	12.5	2.5	18.7	10.0	30.0
MOUNTAIN												
Butte, Mont.	59	100.0	5.1	11.9	10.2	15.2	13.6	8.5	6.8	8.5	3.4	16.8
Boise, Idaho	-	-	-	-	-	-	-	-	-	-	-	-
Casper, Wyo.	-	-	-	-	-	-	-	-	-	-	-	-
Pueblo, Colo.	53	100.0	-	3.8	9.4	5.7	7.5	22.6	17.0	15.1	3.8	15.1
Phoenix, Ariz.	162	100.0	-	4.3	4.3	10.5	12.3	22.8	15.4	15.4	4.3	10.5
Salt Lake City, Utah	295	100.0	0.7	4.1	5.4	10.8	14.2	22.7	14.6	16.6	4.1	7.8
PACIFIC												
Seattle, Wash.	500	100.0	0.8	4.4	6.0	10.0	15.8	16.8	15.6	16.2	6.8	7.6
Portland, Ore.	454	100.0	0.5	3.8	7.8	9.9	10.1	19.2	16.7	13.4	6.1	7.5
Sacramento, Calif.	233	100.0	0.4	3.4	5.2	4.7	14.2	10.3	17.2	22.7	9.9	12.0
San Diego, Calif.	622	100.0	0.5	3.9	5.8	10.1	12.2	13.2	18.0	16.4	7.4	7.4
UNITED STATES												

DEPARTMENT OF COMMERCE
Bureau of Foreign and Domestic Commerce
WASHINGTON

Survey Shows Family Incomes Declined One-Third in All Cities
from 1929 to 1933

Family incomes declined an average of one-third during the years 1929 to 1933, according to Mr. C. T. Murchison, Director of the Bureau of Foreign and Domestic Commerce, in making public further results of the Financial Survey of Urban Housing. The inquiry, made as a CWA project in 1934 in 61 cities, obtained 300,000 reports of families on income, wages, rents, values, and other financial data on housing throughout the country.

PERCENTAGE OF DECLINE OF AVERAGE INCOMES

The relative decline in home-owners' incomes ranged from 17 percent in Binghamton to 53 percent in Racine. The decline in average income of tenants varied from 15 percent in Richmond to 47 percent in Racine.

Average incomes reported for owners declined at a more nearly uniform rate and more sharply during the four years than tenant-incomes. With the exception of Binghamton, Charleston, and Jacksonville, the declines were 25 percent or more in all cities. The percentage of decline of owner-income in Erie, Cleveland, Lansing was 44, Birmingham 47, Kenosha 48 and Butte 49. These cities also had sharply declining tenant incomes. Other cities had smaller reductions, tenant incomes in Richmond declining 15 percent and in Binghamton, Greensboro, and Charleston 16 percent.

The largest changes in average incomes among the geographic areas occurred in six East North Central cities where declines in home-owners' incomes were 43 percent and in tenants' incomes 38 percent.

AVERAGE FAMILY INCOME--HOME-OWNERS AND TENANTS

Area and Number of Cities	Home-Owners			Tenants		
	Yearly $\frac{1}{}$ average income		Decline from 1929	Yearly $\frac{1}{}$ average income		Decline from 1929
	1929	1933	Percent	1929	1933	Percent
Average--52 cities	2,269	1,478	35	1,512	1,052	30
New England--4 cities	2,746	1,857	32	1,701	1,217	28
Middle Atlantic--4 cities	2,183	1,445	34	1,556	1,079	31
East North Central--6 cities	2,251	1,291	43	1,657	1,027	38
West North Central--10 cities	2,152	1,436	33	1,580	1,132	28
South Atlantic--9 cities	2,275	1,619	29	1,218	924	24
East South Central--3 cities	2,212	1,351	39	1,218	783	36
West South Central--6 cities	2,444	1,591	35	1,543	1,091	29
Mountain--6 cities	2,142	1,300	39	1,561	1,045	33
Pacific--4 cities	2,157	1,395	35	1,648	1,142	31

$\frac{1}{}$ An arithmetic average of the averages for individual cities has been used to minimize the effect of variations in size of sample.

For 1929 all 52 cities covered had average owner incomes over \$1,500 and 30 had average tenant incomes over \$1,500. In 1933 only 24 cities reported owner-incomes over \$1,500 and no city reported average tenant income equal to that amount.

NUMBER OF CITIES HAVING AVERAGE INCOMES IN DESIGNATED GROUPS, 1929 AND 1933

Income Group	Home-Owners		Tenants	
	Number of Cities	Number of Cities	Number of Cities	Number of Cities
	1929	1933	1929	1933
\$500.-749	...	...	...	3
750.-999	...	3	2	17
1000.-1499	...	25	20	32
1500. & over	52	24	30	...

Incomes under \$500 were more numerous in 1933 than for any other group of equal range. The incomes between \$500 and \$1,000 were almost equal in number to those less than \$500 while those between \$1,000 and \$1,500 numbered more than for any other group over \$1,000.

Incomes below \$500 were about one-half of the tenant cases and one-third of owner incomes in four East South Central cities. They constituted from 32 to 43 percent of all owner incomes in 12 cities and from 33 to 60 percent of the tenant incomes in 22 cities. Owners of homes in all areas have a generally higher level of incomes than those renting their housing accommodation.

INFORMATION AVAILABLE FROM THE FINANCIAL SURVEY OF URBAN HOUSING

This is one of a series of general releases based upon the data of the Financial Survey of Urban Housing, a CWA project conducted by Mr. David L. Wickens, under the auspices of the Bureau of Foreign and Domestic Commerce. The survey secured information in 61 cities representing every state, and covering on a sampling basis, all parts of each city and all types of dwelling. The data as prepared for final publication provide information on urban residential values, mortgage debt, arrearages, family incomes, and other aspects of the housing problem.

Preliminary releases have been prepared, and are available for each of the cities covered by the Survey.

TABLE I

FINANCIAL SURVEY OF URBAN HOUSING

Average Family Incomes, for Owner Occupiers and Tenants, 1929, 1932
and 1933, Together with Percent Decline from 1929 to 1933

	Owner-occupiers average income			Percent decline from 1929 to 1933	Tenant families average income			Percent decline from 1929 to 1933
	1929	1932	1933		1929	1932	1933	
	In dollars				In dollars			
<u>New England:</u>								
Portland, Me.	2,773	2,188	1,842	33.6	1,744	1,415	1,290	26.0
* Nashua, N.H.	...	...	1,453	...	...	...	1,251	...
* Burlington, Vt.	...	...	1,799	...	...	...	1,125	...
Worcester, Mass.	2,784	2,089	1,907	31.5	1,686	1,306	1,221	27.6
Providence, R.I.	2,339	1,733	1,606	31.3	1,630	1,239	1,133	30.5
Waterbury, Conn.	3,086	2,233	2,073	32.8	1,742	1,286	1,223	29.8
<u>Middle Atlantic</u>								
Binghamton, N.Y.	2,421	2,051	2,019	16.6	1,694	1,439	1,408	16.9
Syracuse, N.Y.	2,450	1,714	1,507	38.5	1,665	1,231	1,082	35.0
Trenton, N.J.	1,917	1,577	1,174	38.8	1,317	1,010	902	31.5
Eric, Pa.	1,943	1,281	1,080	44.4	1,549	1,050	924	40.4
* Williamsport, Pa.	...	...	1,076	...	...	...	787	...
<u>East North Central</u>								
Cleveland, Ohio	2,463	1,669	1,391	43.5	1,757	1,240	1,138	35.2
Indianapolis, Ind.	2,899	2,078	1,821	37.2	1,896	1,422	1,289	32.0
* Decatur, Ill.	...	...	911	...	...	...	694	...
Peoria, Ill.	2,203	1,614	1,454	34.0	1,691	1,220	1,131	33.1
Lansing, Mich.	2,146	1,337	1,204	43.9	1,632	1,016	966	40.8
Kenosha, Wis.	1,855	1,067	959	48.3	1,378	831	803	41.7
Racine, Wis.	1,939	1,052	918	52.7	1,539	913	857	47.3
<u>West North Central</u>								
Minneapolis, Minn.	2,304	1,742	1,530	33.6	1,730	1,349	1,220	29.5
St. Paul, Minn.	2,060	1,633	1,469	28.7	1,454	1,139	1,056	27.4
Des Moines, Iowa	2,138	1,653	1,455	31.9	1,660	1,307	1,174	29.3
St. Joseph, Mo.	2,196	1,727	1,473	32.9	1,555	1,261	1,176	24.4
Springfield, Mo.	1,753	1,288	1,162	33.7	1,365	1,003	899	34.1
Fargo, N.D.	2,399	1,932	1,682	29.9	1,679	1,420	1,304	22.3
Sioux Falls, S.D.	2,283	1,748	1,545	32.3	1,635	1,309	1,229	24.8
Lincoln, Neb.	2,294	1,630	1,404	38.8	1,581	1,251	1,153	27.1
Topeka, Kan.	1,981	1,512	1,373	30.7	1,492	1,172	1,070	28.3
Wichita, Kan.	2,112	1,471	1,271	39.8	1,652	1,149	1,035	37.3
<u>South Atlantic</u>								
* Frederick, Md.	...	...	1,404	...	...	...	968	...
Hagerstown, Md.	2,064	1,435	1,315	36.3	1,312	1,029	920	29.9
Richmond, Va.	2,715	2,154	1,999	26.4	1,508	1,352	1,285	14.8
Wheeling, W. Va.	1,594	1,121	1,073	32.7	1,379	982	925	32.9
Asheville, N.C.	2,126	1,544	1,393	34.5	1,155	900	821	28.9
Greensboro, N.C.	2,915	2,208	2,000	31.4	1,462	1,226	1,217	16.8
Charleston, S.C.	2,454	2,060	1,927	21.5	880	745	734	16.6
Columbia, S.C.	2,315	1,829	1,737	25.0	1,015	879	812	20.0
Atlanta, Ga.	2,701	2,088	1,906	29.4	1,377	1,124	979	28.9
Jacksonville, Fla.	1,593	1,291	1,224	23.2	873	680	626	28.3

FINANCIAL SURVEY OF URBAN HOUSING

Average Family Incomes, for Owner Occupiers and Tenants, 1929, 1932
and 1933, Together with Percent Decline from 1929 to 1933

	Owner-occupiers average income			Percent decline from 1929 to 1933	Tenant families average income			Percent decline from 1929 to 1933
	1929	1932	1933		1929	1932	1933	
	In Dollars				In Dollars			
<u>East South Central</u>								
Paducah, Ky.	1,667	1,231	1,134	32.0	1,019	731	680	33.3
* Knoxville, Tenn.	...	...	1,248	...	...	...	900	...
Birmingham, Ala.	2,267	1,390	1,211	46.6	1,385	880	769	44.5
Jackson, Miss.	2,703	1,891	1,707	36.8	1,250	965	899	28.1
<u>West South Central</u>								
Little Rock, Ark.	2,591	1,763	1,502	42.0	1,445	1,063	940	34.9
Baton Rouge, La.	2,153	1,707	1,532	28.8	1,371	1,113	1,061	22.6
* Shreveport, La.	...	...	1,718	...	...	...	936	...
Oklahoma City, Okla.	2,580	1,791	1,617	37.3	1,627	1,172	1,096	32.6
Austin, Tex.	2,070	1,710	1,514	25.9	1,450	1,232	1,168	19.4
Dallas, Tex.	2,564	1,833	1,712	33.2	1,751	1,350	1,233	29.6
Wichita Falls, Tex.	2,076	1,832	1,650	39.0	1,612	1,114	1,048	35.0
<u>Mountain</u>								
Butte, Mont.	2,257	1,261	1,135	48.8	1,732	1,038	986	43.1
Boise, Idaho	1,812	1,395	1,266	30.1	1,493	1,259	1,194	20.0
Casper, Wyo.	2,064	1,602	1,441	30.2	1,569	1,213	1,099	30.0
Pueblo, Col.	1,570	1,043	933	40.6	1,290	843	733	39.3
* Albuquerque, N. Mex.	...	...	1,713	...	...	...	1,366	...
Phoenix, Ariz.	2,680	1,919	1,590	44.8	1,681	1,204	1,114	33.7
Salt Lake City, Utah	2,270	1,600	1,417	37.6	1,603	1,193	1,094	31.8
* Reno, Nevada	...	...	1,906	...	...	...	1,482	...
<u>Pacific</u>								
Seattle, Wash.	2,122	1,453	1,278	39.8	1,693	1,206	1,125	33.5
Portland, Ore.	1,994	1,381	1,218	38.9	1,423	1,017	905	36.4
Sacramento, Calif.	2,465	1,914	1,712	30.6	1,805	1,456	1,344	25.5
San Diego, Calif.	2,047	1,583	1,371	33.0	1,670	1,336	1,192	28.6

* Cities simplified tabulation showing income for 1933 only.

Percentage Distribution of Number Owner-Occupiers
Reporting 1933 Family Income. By Income Groups: in 61 cities.

Table II
OWNER-OCCUPIERS

City and Geographic Area	Number Report- ing	\$1 to 249	\$250 to 499	\$500 to 749	\$750 to 999	\$1000 to 1499	\$1500 to 1999	\$2000 to 2999	\$3000 to 4499	\$4500 to 7499	\$7500 and Over
Portland, Me.	1365	5.0	3.7	3.6	7.0	19.0	14.1	18.5	8.0	4.1	2.5
Nashua, N.H.	359	6.2	9.2	10.5	9.8	22.3	17.0	12.3	6.1	2.0	0.8
Burlington, Vt.	309	4.2	8.5	7.4	11.5	19.8	17.8	12.6	8.4	4.5	2.3
Worcester, Mass.	1307	6.4	8.3	9.8	7.1	18.9	14.3	15.0	8.2	4.8	2.8
Providence, R. I.	3125	7.5	9.4	11.4	9.8	19.4	15.2	13.4	5.1	3.2	1.8
Waterbury, Conn.	564	3.6	9.5	10.5	8.2	19.1	10.6	13.4	10.9	4.7	3.5
NEW ENGLAND											
Binghamton, N.Y.	560	2.5	6.8	8.2	7.3	22.5	15.5	18.8	8.9	4.3	3.2
Syracuse, N.Y.	1262	6.7	8.9	14.1	9.2	20.4	13.7	13.3	5.9	2.3	1.3
Trenton, N.J.	2223	7.7	10.3	15.7	12.0	19.6	12.2	10.2	4.3	1.8	0.4
Erie, Pa.	2933	12.5	12.9	13.7	10.0	17.4	9.9	7.7	3.4	1.2	0.8
Williamsport, Pa.	708	12.3	13.6	13.7	11.0	16.1	12.6	6.0	2.6	2.0	0.8
MIDDLE ATLANTIC											
Cleveland, Ohio	20999	9.4	11.8	13.1	9.6	16.6	12.3	10.9	5.1	2.4	1.4
Indianapolis, Ind.	2552	6.4	7.4	10.9	7.4	16.3	13.9	14.4	3.5	5.2	2.4
Decatur, Ill.	822	12.1	13.9	13.9	8.3	14.6	11.6	7.3	3.1	0.5	0.2
Peoria, Ill.	2618	7.0	9.2	12.2	10.0	19.4	15.0	12.1	6.1	2.6	1.1
Lansing, Mich.	1111	9.7	10.9	13.2	11.9	20.8	12.4	10.5	3.4	1.4	0.5
Kenosha, Wis.	1100	11.6	13.9	14.1	12.6	16.6	10.8	7.0	3.0	0.5	—
Racine, Wis.	2428	14.5	15.7	15.3	9.6	15.4	9.8	7.2	1.9	0.9	0.2
EAST NORTH CENTRAL											
Minneapolis, Minn.	7226	6.0	8.7	11.2	10.3	20.4	16.0	14.2	5.8	2.9	1.0
St. Paul, Minn.	1850	5.5	8.4	11.1	10.3	21.4	16.8	14.5	4.9	1.7	0.9
Des Moines, Iowa	3236	7.7	9.2	11.3	9.1	20.1	15.9	11.8	5.5	2.4	1.2
St. Joseph, Mo.	1211	5.7	9.7	11.5	9.4	20.7	15.9	13.2	4.3	2.7	1.3
Springfield, Mo.	1523	11.0	10.8	14.2	10.0	19.0	13.4	9.5	4.1	1.5	0.3
Fargo, N.D.	817	3.8	9.3	7.7	8.4	16.0	18.7	19.1	8.3	3.3	0.9
Sioux Falls, S.D.	1165	7.3	7.4	9.8	12.2	20.3	16.3	12.3	5.6	2.6	1.4
Lincoln, Neb.	1623	8.9	10.8	13.0	10.2	16.8	13.3	12.2	6.0	2.7	0.9
Topeka, Kan.	2385	7.7	9.5	14.5	12.5	17.5	15.0	12.4	5.2	1.6	0.8
Wichita, Kan.	2453	9.0	13.2	13.4	10.9	18.5	14.0	9.6	4.6	1.8	0.7
WEST NORTH CENTRAL											
Frederick, Md.	454	8.8	8.8	10.6	11.2	24.5	13.8	10.6	6.0	2.4	1.3
Hagerstown, Md.	702	9.4	13.1	12.4	8.9	20.1	12.7	9.0	6.8	2.4	0.6
Richmond, Va.	2133	4.9	6.8	8.3	6.9	16.4	15.1	13.6	12.2	5.4	2.1
Wheeling, W. Va.	2233	13.4	13.9	14.8	9.7	16.6	11.1	8.5	2.9	1.4	0.6
Asheville, N.C.	882	8.4	12.3	14.0	10.1	16.3	14.5	12.9	6.0	2.4	0.6
Greensboro, N.C.	535	6.0	11.9	11.8	8.6	13.7	12.5	15.7	8.6	6.1	3.6
Charleston, S.C.	604	8.6	7.9	9.8	7.8	15.4	12.0	13.6	9.6	5.5	2.3
Columbia, S.C.	569	11.2	9.0	11.9	6.9	12.8	11.6	16.5	11.3	4.0	1.6
Atlanta, Ga.	4068	6.3	8.0	9.9	7.6	17.3	14.7	16.5	10.2	4.5	2.1
Jacksonville, Fla.	596	15.6	13.9	11.1	7.1	14.6	11.9	12.2	5.2	2.0	0.7
SOUTH ATLANTIC											

FINANCIAL SURVEY OF URBAN HOUSING

Percentage Distribution of Number Owner-Occupiers
Reporting 1933 Family Income. By Income Groups: in 61 cities.

Table II (Cont'd.)

City and Geographic Area	Number Report- ing	OWNER-OCCUPIERS									
		\$1 to 249	\$250 to 499	\$500 to 749	\$750 to 999	\$1000 to 1499	\$1500 to 1999	\$2000 to 2999	\$3000 to 4499	\$4500 to 7499	\$7500 and Over
Paducah, Ky.	757	19.2	11.0	11.9	9.0	14.4	12.7	9.1	3.3	1.2	0.8
Knoxville, Tenn.	781	11.4	11.4	12.2	10.6	18.6	14.2	11.0	5.3	1.6	0.4
Birmingham, Ala.	3879	14.5	12.5	11.2	8.2	15.8	13.6	11.1	4.6	2.3	0.3
Jackson, Miss.	429	9.6	9.5	7.9	6.6	14.6	15.0	17.7	10.0	3.0	1.9
EAST SOUTH CENTRAL											
Little Rock, Ark.	1855	11.2	8.5	9.0	7.9	16.1	13.0	14.7	8.4	2.6	1.3
Baton Rouge, La.	346	13.6	10.7	12.1	7.5	14.8	9.5	12.2	4.9	4.6	2.3
Shreveport, La.	455	10.8	10.8	10.5	9.7	14.3	14.3	12.5	8.3	5.0	2.0
Oklahoma City, Okla.	2813	8.2	9.7	11.9	8.3	16.9	15.1	13.3	7.0	3.8	1.6
Austin, Tex.	1036	9.1	11.6	11.5	9.5	15.0	14.1	12.4	6.8	4.3	1.2
Dallas, Tex.	3058	5.7	8.0	10.2	8.4	17.2	17.1	17.1	8.1	2.9	1.4
Wichita Falls, Tex.	823	9.4	9.0	11.9	7.4	15.4	15.0	13.1	7.9	4.2	1.8
WEST SOUTH CENTRAL											
Butte, Mont.	1969	11.5	10.0	17.5	10.2	14.4	11.3	8.2	3.9	1.5	1.0
Boise, Idaho	1278	7.5	10.4	14.1	8.2	20.0	14.9	13.2	3.8	2.1	0.2
Casper, Wyo.	685	5.9	19.5	12.0	9.3	23.0	18.3	10.8	3.9	2.0	1.2
Pueblo, Colo.	1019	19.9	16.5	11.4	6.8	14.8	11.9	8.1	3.2	0.5	0.2
Albuquerque, N.M.	282	2.1	6.0	14.2	7.5	20.2	13.8	20.2	9.3	2.1	1.4
Phoenix, Ariz.	988	9.6	11.3	10.1	6.9	16.3	13.2	12.7	7.9	2.7	2.4
Salt Lake City, Utah	3414	10.6	9.4	10.9	9.5	17.4	15.6	12.7	6.1	2.3	0.5
Reno, Nev.	475	6.3	8.8	8.6	8.3	15.1	17.9	14.7	9.9	3.6	1.7
MOUNTAIN											
Seattle, Wash.	6474	11.4	12.8	13.6	8.4	17.4	15.2	11.3	4.8	1.7	0.6
Portland, Ore.	4830	10.0	11.0	12.3	9.7	17.4	15.4	10.5	4.7	1.4	0.5
Sacramento, Cal.	2260	5.5	5.9	10.0	9.3	16.1	17.2	17.9	8.8	3.2	1.0
San Diego, Cal.	4478	7.0	10.2	11.7	8.4	21.4	16.3	13.1	4.8	1.9	0.6
PACIFIC											

FINANCIAL SURVEY OF URBAN HOUSING

Percentage Distribution of Number of Tenants Reporting
1933 Family Income. By Income Groups: in 61 cities.

Table III

City and Geographic Area	Number Report- ing	TENANTS									
		\$1 to 249	\$250 to 499	\$500 to 749	\$750 to 999	\$1000 to 1499	\$1500 to 1999	\$2000 to 2999	\$3000 to 4499	\$4500 to 7499	\$7500 and Over
Portland, Me.	2755	5.5	8.2	12.9	11.0	24.5	17.7	10.9	4.5	1.2	0.3
Nashua, N. H.	400	4.3	7.5	12.0	11.5	27.5	16.0	10.0	4.3	1.2	.-
Burlington, Vt.	465	6.2	13.4	15.0	13.9	23.6	10.8	9.7	3.3	0.9	.-
Worcester, Mass.	2816	7.0	8.9	12.8	12.1	23.1	15.9	9.2	3.4	1.2	0.5
Providence, R.I.	5891	6.2	10.8	15.9	13.5	22.5	11.9	8.2	3.2	1.3	0.3
Waterbury, Conn.	1133	4.4	11.7	13.4	12.8	20.2	14.3	11.1	2.3	2.1	0.1
NEW ENGLAND											
Binghamton, N.Y.	774	3.4	6.7	9.8	12.6	26.2	17.7	13.6	4.2	2.6	.-
Syracuse, N.Y.	1526	5.5	11.5	19.3	12.6	19.3	14.2	8.6	2.9	0.6	.-
Frenton, N.J.	2081	10.7	13.5	16.3	12.2	13.7	9.3	6.8	1.8	0.8	.-
Erie, Pa.	2928	12.5	13.1	14.5	11.6	17.3	10.3	6.7	1.9	0.8	0.2
Williamsport, Pa.	685	14.4	19.1	14.8	11.5	12.7	8.5	6.7	2.6	0.1	0.2
MIDDLE ATLANTIC											
Cleveland, Ohio	27473	9.3	13.0	14.2	10.7	13.4	12.4	9.2	3.9	1.3	0.4
Indianapolis, Ind.	3183	9.4	8.6	13.4	10.4	18.3	12.5	12.3	5.5	2.3	0.4
Decatur, Ill.	775	15.9	19.2	13.7	9.9	14.7	7.9	3.5	0.8	0.1	.-
Peoria, Ill.	2330	7.8	11.9	15.9	13.2	22.2	13.1	8.4	3.1	1.2	0.2
Lansing, Mich.	977	7.9	16.6	17.3	15.5	20.6	9.8	6.2	2.7	0.3	.-
Menasha, Wis.	1002	14.6	17.1	15.3	13.3	13.9	8.7	4.5	0.9	0.5	.-
Racine, Wis.	1894	16.3	14.4	12.7	10.7	17.3	9.6	5.2	1.4	0.6	0.1
EAST NORTH CENTRAL											
Minneapolis, Minn.	9282	6.0	11.7	14.3	12.3	22.2	15.0	10.4	3.6	1.0	0.3
St. Paul, Minn.	1330	9.2	10.0	13.9	14.1	20.3	13.4	8.3	3.1	0.6	.-
Des Moines, Iowa	3117	9.5	8.6	14.2	12.2	22.2	14.8	10.2	3.9	0.9	0.1
St. Joseph, Mo.	1282	11.0	11.5	12.1	14.7	20.2	15.2	9.1	2.3	0.9	0.5
Springfield, Mo.	1193	16.1	15.1	15.3	11.7	18.0	10.5	5.7	2.1	0.7	.-
Fargo, N.D.	909	4.9	9.2	13.4	10.2	24.4	17.8	12.3	4.2	1.3	.-
Sioux Falls, S.D.	1525	6.2	9.2	12.3	15.5	21.4	15.1	11.2	3.7	0.6	0.2
Lincoln, Neb.	1295	10.3	11.6	13.5	12.4	21.6	11.8	10.1	3.9	1.3	0.2
Topeka, Kan.	2078	12.3	13.0	15.6	12.6	13.4	13.3	9.0	2.8	0.7	0.1
Wichita, Kan.	2377	10.4	16.0	15.6	14.5	19.5	11.6	7.2	2.1	1.0	0.1
WEST NORTH CENTRAL											
Frederick, Md.	573	9.4	13.6	16.3	17.2	22.2	9.8	6.9	1.4	0.4	.-
Hagerstown, Md.	1275	11.1	13.6	13.0	12.4	18.3	10.7	7.0	1.4	0.6	.-
Richmond, Va.	4172	9.6	15.1	13.4	10.5	13.9	13.7	10.9	4.9	1.7	0.5
Wheeling, W.Va.	2213	14.1	15.0	15.7	10.4	21.3	11.4	6.2	1.3	0.5	0.1
Asheville, N.C.	1644	18.6	19.2	19.3	9.3	14.4	8.6	6.8	1.5	0.5	.-
Greensboro, N.C.	1221	7.5	12.3	17.3	16.4	13.3	10.7	11.1	4.0	1.2	0.4
Charleston, S.C.	2505	22.5	19.1	13.6	5.8	11.1	7.6	4.5	2.0	0.5	0.1
Columbia, S.C.	1533	31.9	16.4	13.5	7.1	3.9	8.1	6.6	3.5	0.7	0.1
Atlanta, Ga.	9520	19.0	13.4	15.9	7.8	12.5	9.5	8.9	3.2	1.1	0.3
Jacksonville, Fla.	2527	29.2	13.7	16.0	6.0	7.0	6.2	3.6	1.3	0.3	.-
SOUTH ATLANTIC											

FINANCIAL SURVEY OF URBAN HOUSING

Percentage Distribution of Number of Tenants Reporting
1933 Family Income. By Income Groups: in 61 cities.

Table III (Cont'd.)

City and Geographic Area	Number Report- ing	TENANTS									
		\$1 to 249	\$250 to 499	\$500 to 749	\$750 to 999	\$1000 to 1499	\$1500 to 1999	\$2000 to 2999	\$3000 to 4499	\$4500 to 7499	\$7500 and Over
Paducah, Ky.	1313	32.3	16.4	11.5	8.4	10.5	8.9	4.9	1.3	.-	.-
Knoxville, Tenn.	982	14.2	17.3	20.0	11.9	16.6	9.4	6.3	1.8	0.7	.-
Birmingham, Ala.	7175	28.3	17.4	12.8	7.4	12.5	8.1	5.1	2.0	0.6	0.1
Jackson, Miss.	703	26.3	17.6	11.3	7.0	12.5	11.5	7.9	2.8	0.7	.-
EAST SOUTH CENTRAL											
Little Rock, Ark.	2613	19.3	14.4	14.4	8.5	15.6	10.1	8.0	2.9	0.5	0.2
Baton Rouge, La.	865	21.2	16.1	11.7	7.2	12.3	11.4	9.9	4.4	0.7	0.2
Shreveport, La.	815	15.6	23.5	13.2	6.5	14.1	12.7	8.3	2.1	0.2	0.3
Oklahoma City, Okla.	3691	10.4	11.9	15.7	10.5	23.8	13.2	9.5	2.6	0.8	0.1
Austin, Tex.	1013	14.4	14.2	15.0	9.0	17.2	11.1	9.8	5.6	1.6	0.3
Dallas, Tex.	3831	6.3	11.0	14.0	11.7	21.4	15.5	11.6	4.2	1.1	0.1
Wichita Falls, Tex.	1057	11.2	14.3	15.7	11.9	18.9	14.7	7.9	2.1	1.2	.-
WEST SOUTH CENTRAL											
Butte, Mont.	2009	13.9	12.6	17.2	9.0	13.4	10.4	8.5	3.6	1.0	0.2
Boise, Idaho	1114	7.0	11.9	13.5	11.3	21.1	15.1	12.2	4.1	0.7	.-
Casper, Wyo.	698	10.3	11.6	13.7	6.3	17.2	16.8	10.7	3.7	0.3	0.1
Pueblo, Colo.	917	21.0	14.7	15.3	3.5	14.7	12.0	5.4	0.9	0.1	.-
Albuquerque, N.M.	268	3.7	9.0	17.9	3.6	21.3	19.0	12.3	5.6	1.1	0.4
Phoenix, Ariz.	1666	11.0	11.6	11.9	11.2	19.6	15.6	7.4	3.3	1.3	0.4
Salt Lake City, Utah	3654	14.6	11.8	13.7	11.6	13.8	12.0	8.5	3.5	1.0	0.2
Reno, Nev.	356	6.2	8.1	12.4	8.1	18.6	18.2	16.6	5.9	1.7	0.3
MOUNTAIN											
Seattle, Wash.	5990	10.7	14.9	14.4	12.0	19.3	14.3	3.7	2.7	1.0	0.2
Portland, Ore.	4023	15.0	15.2	15.4	12.0	17.6	11.5	5.9	1.9	0.3	0.1
Sacramento, Cal.	2167	6.5	8.9	11.9	9.7	21.3	17.2	15.2	5.1	1.0	0.2
San Diego, Cal.	4805	6.4	10.2	13.3	14.0	23.4	17.6	8.7	2.3	0.8	0.2
PACIFIC											

TABLE IV

Percentage Distribution of Home-Owners' Family
Income by Income Groups and Geographic Areas.

Area and Number of Cities	Total Percent	Under \$500	Income Groups - Home-Owners				
			\$500 to \$999	\$1000 to \$1499	\$1500 to \$1999	\$2000 to \$2999	\$3000 and Over
61 Cities	100	25.0	21.5	17.7	14.1	12.3	9.4
New England - 6 Cities	100	13.8	19.2	19.4	14.7	15.0	12.9
Middle Atlantic - 5 Cities	100	28.2	24.3	18.5	11.8	10.0	7.2
East North Central - 7 Cities	100	28.7	22.7	16.9	12.4	10.8	8.6
West North Central - 10 Cities	100	21.0	22.4	19.5	15.5	12.8	8.8
South Atlantic - 10 Cities	100	22.3	19.4	16.8	13.5	14.4	12.6
East South Central - 4 Cities	100	31.9	19.7	15.9	13.7	11.3	7.5
West South Central - 7 Cities	100	22.3	19.3	16.3	15.0	14.5	12.6
Mountain - 8 Cities	100	27.2	21.4	17.1	14.3	11.6	8.4
Pacific - 4 Cities	100	24.7	21.2	18.2	15.8	12.4	7.7

Percentage Distribution of Tenants' Family Income
by Income Groups and Geographic Areas.

Area and Number of Cities	Total Percent	Under \$500	Income Groups - Tenants				
			\$500 to \$999	\$1000 to \$1499	\$1500 to \$1999	\$2000 to \$2999	\$3000 and Over
61 Cities	100	30.8	25.4	18.4	12.4	8.6	4.4
New England - 6 Cities	100	21.1	27.3	23.0	14.2	9.3	5.1
Middle Atlantic - 5 Cities	100	31.5	27.6	18.6	11.4	7.5	3.4
East North Central - 7 Cities	100	29.8	25.3	18.6	12.1	8.9	5.3
West North Central - 10 Cities	100	23.4	27.2	21.2	14.1	9.7	4.4
South Atlantic - 10 Cities	100	40.1	24.5	13.9	9.8	7.8	3.9
East South Central - 4 Cities	100	49.7	21.2	12.6	8.6	5.4	2.5
West South Central - 7 Cities	100	29.4	24.0	19.5	13.1	9.6	4.4
Mountain - 8 Cities	100	30.6	24.5	18.1	13.3	8.9	4.6
Pacific - 4 Cities	100	25.8	26.2	20.3	15.0	8.8	3.9

U. S. DEPARTMENT OF COMMERCE
Bureau of Foreign and Domestic Commerce
Washington

COST AND TERMS OF CREDIT USED IN ACQUIRING HOMES

Most home owners in American cities make some use of credit when purchasing a home and most homes have been in the possession of their present owners for a considerable number of years, according to an announcement by Mr. C. T. Murchison, Director of the Bureau of Foreign and Domestic Commerce, in making public a statement on results of the Financial Survey of Urban Housing. The survey was made as a CWA project in 1934, and obtained information concerning indebtedness, financing terms, values, rents and other housing data in 61 cities throughout the country. The data in this release cover those cities for which most complete credit data were obtained.

Properties Acquired 1920-1929 Largest in Number

Most existing one-family dwellings in the cities studied were acquired by the present owners after 1900, with the largest number for any ten year period purchased between 1920 and 1929. The number of such transfers after 1929 decreased much less than the number of homes built during that period. Changes in income and in general business conditions account in part for the different proportions acquired as homes rather than primarily for renting.

Both the purchase price and the 1934 value of the properties were highest for cities in the northeastern United States, and lowest for the South Atlantic and Mountain cities. The least relative change between average cost of properties and average value January 1, 1934, occurred in the northeastern states.

Use of Credit General in Acquiring Homes

A larger proportion of owner-occupied properties were acquired without the assumption of debt during the years 1920-1929 than in the four years 1930-1933, but in most cities from 60 to 70 percent of the properties acquired in either period used credit in making the transaction. Most cities reported that the greater part of the consideration was represented by credit extended when the property was acquired. In general, assumption of larger percentages of debt was most frequent in the New England cities and other industrial areas or those which had experienced recent real estate activity, and least frequent in the mountain cities and most southern cities.

For most cities in all areas owner-occupied properties used larger percentages of credit than rented properties, both during the period 1920-1929 and since 1929. From 1930 to 1933, owner-occupied properties in most cities show a larger proportion assuming debt in excess of 50 percent of the cost and rented properties a smaller proportion, than during the preceding ten year period. The fact that debt in excess of 50 percent was less frequently assumed in the acquisition of rented than of owner-occupied properties, is partly due to the reversion of encumbered properties to their original owners by foreclosure or other forfeiture, and the additional fact that many more properties thus acquired fall into the rental class than into the owner-occupied group.

Existing Mortgages Contracted Over a Long Period

The mortgage debt outstanding on the urban homes of the country in 1934 was the result of credit contracts during more than a decade preceding. A considerable proportion of the first mortgage loans in force in 1934 were made before 1929, and a fairly large number before 1924, especially in the older sections of the country. The numbers of outstanding loans for individual years, however, show that in most areas relatively larger proportions were made during recent years, such loans including many made for short terms, since such loans for earlier periods had been extinguished by payment or renewal, before the date of the survey.

The average amount outstanding on first mortgages in all cities studied, showed substantial reduction from the original amount of the loan by the time the survey was made in 1934. In most areas lenders require payments on principal during the life of the loan, either by regular amortization or by other partial payment plans.

Contract Interest Rates Average Between 6 and 7 Percent

For individual cities the average contract interest rate most frequently found is somewhat above 6 percent per annum for owner-occupied one-family dwellings, the extremes for individual city averages being 5.43 in Syracuse and 7.95 in Butte. An average rate of 7 percent or more predominates in cities of the Mountain and West South Central states, and is occasionally found elsewhere. Contract rates between 5 and 6 percent were more common in cities of the New England and Middle Atlantic states.

Many Loans Delinquent in Payments

Average annual payments required on loans by home owners in most cities amount to between \$200 and \$350 per year, the lowest average being \$169 for Trenton, and the highest average being \$458 for Greensboro. A substantial proportion of the loans on owned homes were in arrears in 1934, the most common proportion delinquent being between 30 and 40 percent. The lowest rate of delinquency for the cities included in the survey was 14 percent for Syracuse properties and the highest, 63 percent for Oklahoma City.

Proportions of Long and Short Term Loans

Term of loan varies widely for different cities. Loans of the shortest terms are commonest in areas where commercial banks and individuals do a large proportion of the lending, while the term of loan averages longer where building and loan associations are the more important sources of credit, as commonly in cities of the Middle West and cities of the smaller sizes in some other areas.

A large proportion of first mortgage loans in most areas are of medium to long terms. The largest proportions of short term loans are reported from the Mountain, Pacific, West North Central, and South Atlantic areas.

INFORMATION AVAILABLE FROM THE FINANCIAL SURVEY OF URBAN HOUSING

This is one of a series of general releases based upon the data of the Financial Survey of Urban Housing, a CWA project conducted by Mr. David L. Wickers, under the auspices of the Bureau of Foreign and Domestic Commerce. The survey secured information in 61 cities representing every state, and covering on a sampling basis, all parts of each city and all types of dwelling. The data as prepared for final publication provide information on urban residential values, mortgage debt, arrearages, family incomes, and other aspects of the housing problem.

Preliminary releases have been prepared, and are available for each of the cities covered by the Survey.

FINANCIAL SURVEY OF URBAN HOUSING

Table I

Date of Acquisition And Average Original Cost And Average Value
Jan. 1, 1934, Owner-Occupied One Family Dwellings, For 52 Cities.

City and Geographic Area	Total Re- porting	Date of Acquisition						Aver.	Aver.
		1889 or Before	1890 to 1899	1900 to 1909	1910 to 1919	1920 to 1929	1930 to 1933 (4 yrs.)	:: Orig. :: Cost :: 1/ 1/	Value Jan.1, 1934 1/
NEW ENGLAND									
Portland, Me.	685	14	32	73	141	321	104	6005	5971
Worcester, Mass.	655	6	13	44	152	323	117	7182	6567
Providence, R.I.	1491	20	57	141	325	734	214	5779	5905
Waterbury, Conn.	261	4	4	31	67	121	34	7589	7736
MIDDLE ATLANTIC									
Binghamton, N.Y.	344	4	18	39	96	158	29	5694	6257
Syracuse, N.Y.	890	14	38	102	160	475	101	6207	5908
Trenton, N.J.	865	11	22	78	224	476	54	4347	4134
Erie, Pa.	2034	55	87	235	580	882	195	4987	4559
EAST NORTH CENTRAL									
Cleveland, Ohio	15240	111	255	920	3210	8630	2114	7811	6262
Indianapolis, Ind.	2198	13	42	131	447	1252	313	6365	4994
Peoria, Ill.	2283	31	55	214	520	1105	358	4686	4411
Lansing, Mich.	984	6	17	80	239	513	129	4638	3824
Kenosha, Wis.	787	8	13	56	230	429	51	5420	5034
Racine, Wis.	1668	25	47	136	446	896	118	5285	4476
WEST NORTH CENTRAL									
Minneapolis, Minn.	5544	27	114	472	1242	2910	779	4995	4216
St. Paul, Minn.	1519	20	31	151	383	773	161	4318	3784
Des Moines, Iowa	3079	14	40	256	794	1387	588	5837	3179
St. Joseph, Mo.	1033	12	37	134	232	489	129	5776	3298
Springfield, Mo.	1383	16	23	111	247	698	288	3111	2699
Fargo, N.D.	731	2	13	45	157	403	111	5260	4890
Sioux Falls, S.D.	1045	6	14	58	250	500	217	4651	4152
Lincoln, Neb.	1493	5	20	127	306	786	249	4538	3556
Topeka, Kan.	2070	21	45	197	405	1075	329	3554	3209
Wichita, Kan.	2195	11	16	121	327	1306	414	4050	2724
SOUTH ATLANTIC									
Hagerstown, Md.	451	8	23	44	101	216	59	5234	4536
Richmond, Va.	1798	14	27	116	362	1044	235	6460	5117
Wheeling, W. Va.	1772	31	60	217	367	937	160	4050	3772
Asheville, N.C.	805	6	17	39	169	426	148	5597	3806
Greensboro, N.C.	490	2	15	43	94	271	65	6828	5162
Charleston, S.C.	366	5	15	44	108	154	40	5254	4944
Columbia, S.C.	499	4	6	31	112	256	90	5401	4916
Atlanta, Ga.	3534	16	41	205	644	1953	575	5615	4364
Jacksonville, Fla.	501	8	10	71	117	248	47	3913	3566

FINANCIAL SURVEY OF URBAN HOUSING

Table I (Cont'd.)

Date of Acquisition And Average Original Cost And Average Value
Jan. 1, 1934, Owner-Occupied One Family Dwellings, For 52 Cities.

City and Geographic Area	Total Re- porting	Date of Acquisition						Aver.	Aver.
		1889 or Before	1890 to 1899	1900 to 1909	1910 to 1919	1920 to 1929	1930 to 1933 (4 yrs.)	:::Orig. :::Cost ::: 1/ :::	Value Jan. 1, 1934. 1/
EAST SOUTH CENTRAL									
Paducah, Ky.	649	7	19	73	131	324	95	2743	2089
Birmingham, Ala.	3658	12	25	294	737	2196	394	4421	3184
Jackson, Miss.	345	1	5	21	44	216	58	5004	4394
WEST SOUTH CENTRAL									
Little Rock, Ark.	1652	21	29	141	373	851	237	4277	3274
Baton Rouge, La.	306	3	6	21	66	168	42	3568	3690
Oklahoma City, Okla.	2453	1	2	72	343	1454	581	4705	3816
Austin, Tex.	938	12	24	71	174	463	194	3669	3773
Dallas, Tex.	2581	5	24	123	501	1482	446	4885	3693
Wichita Falls, Tex.	773	-	-	10	132	508	123	5364	2903
MOUNTAIN									
Butte, Mont.	1564	8	41	183	520	585	227	2554	2345
Boise, Idaho	1132	2	12	104	242	508	264	3106	3116
Casper, Wyo.	575	-	1	9	72	275	218	3293	2579
Pueblo, Colo.	909	7	14	61	166	528	133	2335	1813
Phoenix, Ariz.	851	-	3	24	146	517	161	5027	4132
Salt Lake City, Utah	3041	35	79	306	531	1446	644	3918	3249
PACIFIC									
Seattle, Wash.	5997	11	39	493	1142	3168	1144	3734	3035
Portland, Ore.	4490	8	41	352	813	2533	743	4074	3099
Sacramento, Cal.	1938	3	24	114	264	1186	347	4957	3940
San Diego, Cal.	3954	7	10	95	425	2476	941	4399	3559

1/ The averages shown are based on the cost and the estimated value January 1, 1934 for identical properties, reported by the owners as of that date.

- - - -

Table II

Date of Acquisition Average Original Cost and Average Value,
January 1, 1934 Rented One Family Dwellings For 44 Cities.

City and Geographic Area	Total Number Reporting	1889 or Before	1890 to 1899	Date of Acquisition				Aver. Orig. Value :: Cost 1/	Aver. Value Jan. 1, 1934 1/
				1900 to 1909	1910 to 1919	1920 to 1929	1930 to 1933 (4 yrs.)		
NEW ENGLAND									
Portland, Me.	82	-	3	8	13	34	24	6398	4448
Worcester, Mass.	57	-	1	4	10	22	20	5667	5793
Providence, R. I.	154	3	8	21	29	58	35	4543	4744
MIDDLE ATLANTIC									
Syracuse, N. Y.	108	-	2	7	9	51	39	6147	5440
Trenton, N. J.	349	6	5	24	57	149	108	3641	3235
Erie, Pa.	301	7	12	26	76	94	86	4420	3872
EAST NORTH CENTRAL									
Cleveland, Ohio	1654	15	43	112	278	709	477	6934	5212
Indianapolis, Ind.	371	2	1	24	50	222	72	3927	3242
Peoria, Ill.	544	11	26	55	90	202	160	3657	3265
Lansing, Mich.	298	2	5	13	45	139	94	3516	2997
Kenosha, Wis.	122	1	2	8	16	47	48	5343	4830
Racine, Wis.	285	5	13	30	36	115	86	4645	4372
WEST NORTH CENTRAL									
Minneapolis, Minn.	910	10	10	60	156	443	231	4207	3342
St. Paul, Minn.	263	4	13	13	41	137	55	4051	3352
Des Moines, Iowa	798	5	20	51	141	360	221	3126	2591
St. Joseph, Mo.	259	13	9	28	58	98	53	2946	2549
Springfield, Mo.	523	2	9	36	57	218	201	2328	1965
Sioux Falls, S. D.	276	-	2	15	46	133	80	3774	3380
Lincoln, Neb.	389	1	4	27	60	187	110	3210	2562
Topeka, Kan.	658	10	18	53	93	264	220	2862	2322
Wichita, Kan.	627	4	1	36	69	308	209	3154	2114
SOUTH ATLANTIC									
Hagerstown, Md.	61	1	1	7	14	24	14	2857	2521
Richmond, Va.	224	2	8	34	35	97	48	4475	3633
Wheeling, W. Va.	216	1	12	17	35	121	30	3922	3425
Asheville, N. C.	207	-	3	8	13	54	129	4157	3500
Greensboro, N. C.	187	-	-	10	35	84	58	4860	3007
Charleston, S. C.	130	7	5	14	28	52	24	3182	2675
Columbia, S. C.	146	2	8	14	21	70	31	3500	2977
Atlanta, Ga.	713	2	5	33	121	316	236	3844	2953
EAST-SOUTH CENTRAL									
Paducah, Ky.	169	1	2	31	26	50	49	1940	1315
Birmingham, Ala.	558	3	7	41	80	190	237	3417	2808

FINANCIAL SURVEY OF URBAN HOUSING

Table II (Cont'd.)

Date of Acquisition Average Original Cost and Average Value,
January 1, 1934 Rented One Family Dwellings For 44 Cities.

City and Geographic Area	Total Number Reporting	1889 or Before	1890 to 1899	Date of Acquisition				Aver. Aver.	
				1900 to 1909	1910 to 1919	1920 to 1929	1930 to 1933 (4 yrs.)	:: Orig. Value :: Cost Jan. 1, 1/ 1934	1/
WEST SOUTH CENTRAL									
Little Rock, Ark.	532	-	20	42	100	221	149	2589	1912
Oklahoma City, Okla.	494	-	-	17	48	254	175	3337	2590
Austin, Tex.	243	9	4	9	41	95	85	2870	2506
Dallas, Tex.	577	3	4	29	84	303	154	3816	2859
Wichita Falls, Tex.	258	-	8	2	31	115	110	3639	1962
MOUNTAIN									
Butte, Mont.	156	1	6	27	44	62	16	2624	1912
Pueblo, Colo.	147	-	2	7	20	72	46	2280	1554
Phoenix, Ariz.	233	-	2	5	21	129	76	4173	3437
Salt Lake City, Utah	403	4	11	36	71	167	114	3395	2736
PACIFIC									
Seattle, Wash.	936	1	12	92	166	404	261	3254	2528
Portland, Ore.	873	5	10	67	120	419	252	3546	2625
Sacramento, Calif.	302	-	2	9	26	158	107	4035	3272
San Diego, Calif.	1099	1	3	33	103	309	350	3760	2827

1/ The averages shown are based on the cost and the estimated value January 1, 1934 for identical properties, reported by the owners as of that date.

Table III

Percent of Properties Assuming No Debt, Debt Less Than One-Half of Value and Debt More than One-Half of Value at Time of Purchase, Owner-Occupied and Rented One Family Dwellings. 52 Cities.

City and Geographic Area	Owner-Occupied						Rented					
	1920		1929		1930		1929		1930		1933	
	No.	To	No.	To	No.	To	No.	To	No.	To	No.	To
	1	50	1	50	1	50	1	50	1	50	1	50
	Debt	49	to	Debt	49	to	Debt	49	to	Debt	49	to
	Pct.	Debt	100	Pct.	Debt	100	Pct.	Debt	100	Pct.	Debt	100
		Pct.	Debt.		Pct.	Pct.		Pct.	Debt		Pct.	Debt
			Pct.						Pct.			Pct.
NEW ENGLAND												
Portland, Me.	56.5	16.4	47.1	29.3	10.9	59.8	60.9	-	39.1	54.5	-	45.5
Worcester, Mass.	12.8	15.2	74.0	12.8	7.0	80.2	55.6	-	44.4	33.3	33.4	33.3
Providence, R.I.	20.3	13.4	66.3	25.6	10.0	64.4	56.4	7.7	35.9	50.0	9.1	40.9
Waterbury, Conn.	8.1	12.1	79.8	27.3	9.1	63.6	-	-	-	-	-	-
MIDDLE ATLANTIC												
Binghamton, N.Y.	33.1	16.0	50.9	33.3	16.7	50.0	-	-	-	-	-	-
Syracuse, N.Y.	12.6	20.2	67.2	11.5	14.1	74.4	30.4	8.7	60.9	57.1	-	42.9
Trenton, N.J.	19.7	20.6	59.7	28.9	8.9	62.2	28.3	28.4	43.3	61.5	5.8	32.7
Erie, Pa.	21.3	11.7	67.0	35.2	17.9	46.9	54.1	11.5	34.4	60.0	14.3	25.7
EAST NORTH CENTRAL												
Cleveland, Ohio	19.3	17.2	63.5	15.9	14.2	69.9	38.6	14.2	47.2	61.3	5.6	33.1
Indianapolis, Ind.	19.4	11.2	69.4	16.8	11.8	71.4	52.8	10.4	36.8	54.1	20.4	45.5
Peoria, Ill.	53.0	5.2	41.8	45.9	6.8	47.3	56.8	5.3	37.9	66.7	1.4	31.9
Lansing, Mich.	15.9	12.1	72.0	16.8	14.9	68.3	49.3	13.4	37.3	56.0	6.0	38.0
Kenosha, Wis.	18.7	16.9	64.4	30.2	19.8	50.0	48.5	12.1	39.4	69.7	18.2	12.1
Racine, Wis.	17.3	10.5	72.2	11.5	16.7	71.8	52.1	15.0	32.9	56.5	8.7	34.8
WEST NORTH CENTRAL												
Minneapolis, Minn.	19.3	17.2	63.5	15.9	14.1	70.0	38.6	14.2	47.2	61.3	5.6	33.1
St. Paul, Minn.	25.1	15.3	61.6	30.3	12.0	67.7	42.8	10.2	47.0	45.1	-	54.9
Des Moines, Iowa	24.4	9.2	65.4	21.4	9.6	69.0	57.2	9.6	33.2	75.7	7.2	17.1
St. Joseph, Mo.	33.1	10.1	56.8	34.3	11.4	54.3	59.1	10.6	30.3	66.7	6.6	26.7
Springfield, Mo.	37.6	10.5	51.9	29.8	14.9	55.3	70.3	8.3	21.4	83.3	2.0	14.7
Fargo, N.D.	27.9	16.8	55.3	25.3	9.9	64.8	-	-	-	-	-	-
Sioux Falls, S.D.	35.8	18.7	45.5	26.3	19.3	54.4	53.9	12.4	33.7	58.1	13.9	28.0
Lincoln, Neb.	36.9	12.3	50.8	26.2	11.2	62.6	56.9	5.5	37.6	78.5	4.6	16.9
Topeka, Kan.	34.7	9.8	55.5	32.4	8.9	58.7	48.4	10.0	41.6	62.0	12.6	25.4
Wichita, Kan.	37.6	10.5	51.9	29.8	14.9	55.3	70.3	8.3	21.4	83.3	2.0	14.7
SOUTH ATLANTIC												
Hagerstown, Md.	45.7	10.4	40.9	34.6	15.4	50.0	73.3	6.7	20.0	91.7	-	8.3
Richmond, Va.	27.3	8.1	64.6	14.1	9.1	76.8	54.1	6.6	39.3	50.0	6.7	43.3
Wheeling, W.Va.	41.9	11.9	46.2	47.3	8.9	43.8	71.1	3.9	25.0	71.4	9.6	19.0
Asheville, N.C.	43.2	10.9	45.9	18.8	4.4	76.8	53.6	2.5	43.9	93.7	2.7	3.6
Greensboro, N.C.	21.7	10.7	67.6	8.7	4.4	86.9	57.4	4.3	38.3	57.1	4.8	38.1
Charleston, S.C.	46.1	11.3	42.6	48.6	8.2	43.2	85.3	2.9	11.8	76.5	5.9	17.6
Columbia, S.C.	31.6	6.7	61.7	27.1	5.8	67.1	66.7	11.9	21.4	62.5	12.5	25.0
Atlanta, Ga.	16.5	10.1	73.4	16.5	6.6	76.9	36.0	9.5	54.5	61.2	7.8	31.0
Jacksonville, Fla.	31.0	8.7	60.5	18.9	13.5	67.6	-	-	-	-	-	-

FINANCIAL SURVEY OF URBAN HOUSING

Table III (Cont'd.)

Percent of Properties Assuming No Debt, Debt Less Than One-Half of Value and Debt More than One-half of Value at Time of Purchase, Owner-Occupied and Rented One Family Dwellings. 52 Cities.

City and Geographic Area	Owner-Occupied						Rented					
	1920 To 1929		1930 To 1933		1920 To 1929		1930 to 1933		1920 To 1929		1930 to 1933	
	No. 1 to 50	No. 1 to 50	No. 1 to 50	No. 1 to 50	No. 1 to 50	No. 1 to 50	No. 1 to 50	No. 1 to 50	No. 1 to 50	No. 1 to 50	No. 1 to 50	No. 1 to 50
	Debt 49 to	Debt 49 to	Debt 49 to	Debt 49 to	Debt 49 to	Debt 49 to	Debt 49 to	Debt 49 to	Debt 49 to	Debt 49 to	Debt 49 to	Debt 49 to
Pct. Debt 100	Pct. Debt 100	Pct. Debt 100	Pct. Debt 100	Pct. Debt 100	Pct. Debt 100	Pct. Debt 100	Pct. Debt 100	Pct. Debt 100	Pct. Debt 100	Pct. Debt 100	Pct. Debt 100	
	Pct. Debt	Pct. Debt	Pct. Debt	Pct. Debt	Pct. Debt	Pct. Debt	Pct. Debt	Pct. Debt	Pct. Debt	Pct. Debt	Pct. Debt	
	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	
EAST SOUTH CENTRAL												
Paducah, Ky.	57.4	5.2	37.4	49.2	6.0	44.8	79.5	10.3	10.2	86.8	--	13.2
Birmingham, Ala.	24.2	10.2	65.6	32.6	4.5	62.9	63.9	5.0	31.1	75.9	2.6	21.5
Jackson, Miss.	27.9	9.7	62.4	17.1	7.3	75.6	--	--	--	--	--	--
WEST SOUTH CENTRAL												
Little Rock, Ark.	24.7	6.0	69.3	28.3	6.0	65.7	70.7	4.0	25.3	85.6	2.2	12.2
Baton Rouge, La.	25.6	3.5	70.9	15.4	19.2	65.4	--	--	--	--	--	--
Oklahoma City, Okla.	29.4	9.7	60.9	25.6	7.4	67.0	52.2	7.4	40.4	65.4	9.6	25.0
Austin, Tex.	52.3	8.0	59.7	20.0	8.0	72.0	77.8	4.4	17.8	53.1	4.0	42.9
Dallas, Tex.	20.0	9.9	70.1	16.2	7.1	76.7	41.9	5.7	52.4	66.0	4.9	29.1
Wichita Falls, Tex.	30.4	13.2	56.4	42.3	7.7	50.0	70.9	4.6	24.5	88.5	5.1	6.4
MOUNTAIN												
Butte, Mont.	46.5	5.2	48.3	38.1	8.5	53.4	69.4	5.6	25.0	90.0	--	10.0
Boise, Idaho	38.4	12.3	49.3	26.0	11.8	62.2	--	--	--	--	--	--
Casper, Wyo.	38.7	68.8	54.4	26.0	5.2	68.3	--	--	--	--	--	--
Pueblo, Colo.	41.2	8.5	50.3	43.0	7.0	50.0	71.2	3.8	25.0	70.8	4.2	25.0
Phoenix, Ariz.	32.3	10.1	57.6	25.3	9.4	65.3	48.2	10.6	41.2	51.0	8.2	40.8
Salt Lake City, Utah	21.4	9.6	69.0	15.9	7.9	76.3	52.2	5.9	41.6	42.0	8.7	49.3
PACIFIC												
Seattle, Wash.	25.3	10.8	63.9	23.6	9.4	67.0	47.1	9.6	43.3	63.8	7.2	29.0
Portland, Ore.	31.1	9.3	59.6	24.7	5.8	69.5	56.0	7.5	36.5	71.8	4.5	23.7
Sacramento, Cal.	23.9	9.4	66.7	22.2	6.1	71.7	41.0	6.0	53.0	58.8	13.7	27.5
San Diego, Cal.	36.2	10.2	53.6	27.8	7.5	64.7	49.1	14.3	36.6	62.6	6.1	31.3

Year Indebtedness Was Contracted, Number of First Mortgage Loans
Outstanding, January 1, 1934. 52 Cities
(Owner-Occupied Properties)

Table IV

City and Geographic Area	Total No. Report- ing	Years										
		1923 or Be- fore	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933
NEW ENGLAND												
Portland, Me.	609	130	44	27	30	26	36	44	60	49	66	97
Worcester, Mass.	995	343	61	48	52	43	44	86	135	43	45	95
Providence, R.I.	1901	516	127	103	120	122	154	194	173	124	90	178
Waterbury, Conn.	400	154	24	25	32	27	19	25	28	19	16	31
MIDDLE ATLANTIC												
Binghamton, N.Y.	226	89	11	10	13	18	17	13	20	13	5	17
Syracuse, N.Y.	846	297	71	48	58	53	64	68	72	45	31	39
Trenton, N.J.	1498	678	131	105	99	75	75	87	67	42	60	79
Erie, Pa.	1399	239	71	53	64	69	93	118	171	127	133	261
EAST NORTH CENTRAL												
Cleveland, Ohio	13008	2021	819	863	982	933	1084	1311	1136	741	590	2516
Indianapolis, Ind.	1460	174	74	77	99	94	152	197	147	111	101	234
Peoria, Ill.	1270	104	49	53	69	89	126	158	177	133	125	187
Lansing, Mich.	351	22	13	19	17	21	25	41	41	41	34	77
Kenosha, Wis.	618	95	23	46	44	40	52	67	61	56	43	91
Racine, Wis.	1347	170	54	53	60	89	118	158	159	164	147	175
WEST NORTH CENTRAL												
Minneapolis, Minn.	3599	177	84	74	109	116	182	347	402	618	670	820
St. Paul, Minn.	790	37	21	25	25	27	44	70	104	126	130	181
Des Moines, Iowa	1215	114	29	29	47	37	72	115	143	147	143	339
St. Joseph, Mo.	506	54	23	11	28	16	31	40	44	70	78	111
Springfield, Mo.	733	26	19	15	28	47	50	74	87	91	99	197
Fargo, N. D.	442	19	6	7	19	17	32	56	50	40	57	139
Sioux Falls, S. D.	541	36	13	9	12	16	30	65	66	82	69	143
Lincoln, Neb.	724	66	30	25	35	50	57	81	67	96	74	143
Topeka, Kan.	964	42	31	34	54	65	89	111	114	124	96	204
Wichita, Kan.	1202	45	31	34	56	84	131	195	168	128	114	216
SOUTH ATLANTIC												
Hagerstown, Md.	336	72	10	13	15	14	15	19	20	27	32	99
Richmond, Va.	1037	73	38	39	53	36	43	68	83	147	155	302
Atlanta, Ga.	2343	72	43	45	47	88	174	300	323	347	379	525
Greensboro, N. C.	291	14	12	19	23	16	39	41	53	22	19	53
Jacksonville, Fla.	265	18	10	13	7	14	19	21	26	28	33	76
Columbia, S. C.	314	36	13	9	17	17	30	37	30	35	30	50
Asheville, N. C.	400	15	15	34	45	30	33	34	34	31	58	71
Charleston, S. C.	199	47	6	3	4	5	15	25	27	15	12	40
Wheeling, W. Va.	753	146	63	34	50	62	62	79	78	47	44	88

FINANCIAL SURVEY OF URBAN HOUSING

Year Indebtedness Was Contracted, Number of First Mortgage Loans
Outstanding, January 1, 1934. 52 Cities
(Owner-Occupied Properties)

Table IV (Cont'd.)

City and Geographic Area	Total 1923		Years									
	No. Report- ing	or Be- fore	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933
EAST SOUTH CENTRAL												
Paducah, Ky.	213	7	5	11	5	19	31	33	29	24	19	30
Birmingham, Ala.	1,938	92	65	109	124	161	235	267	229	174	166	318
Jackson, Miss.	245	11	8	10	16	20	28	29	29	17	34	43
WEST SOUTH CENTRAL												
Little Rock, Ark.	766	36	21	36	27	34	37	66	86	94	92	237
Baton Rouge, La.	173	26	11	15	14	15	10	11	10	17	16	28
Oklahoma City, Okla.	1,714	52	28	57	80	99	183	235	269	174	160	367
Austin, Tex.	364	28	10	13	20	17	31	45	43	48	41	68
Dallas, Tex.	1,563	78	41	41	46	60	112	184	240	183	222	356
Wichita Falls, Tex.	319	8	8	11	33	28	36	37	28	26	36	68
MOUNTAIN												
Butte, Mont.	373	32	8	3	16	11	18	57	47	47	44	90
Boise, Idaho	500	20	12	12	27	28	37	47	64	70	54	129
Casper, Wyo.	165	5	3	-	3	6	8	22	21	10	23	64
ueblo, Colo.	395	11	5	15	18	22	25	43	32	51	48	125
Phoenix, Ariz.	477	16	3	12	19	23	28	53	60	86	89	88
Salt Lake City, Utah	1,340	61	46	49	66	66	96	142	189	167	148	310
PACIFIC												
Seattle, Wash.	2,511	116	60	86	121	166	225	301	384	335	266	451
Portland, Ore.	2,293	196	101	118	165	146	182	226	263	244	246	406
Sacramento, Cal.	1,080	54	45	49	47	66	104	139	135	127	156	158
San Diego, Cal.	2,150	65	46	62	75	100	143	223	266	324	302	544

FINANCIAL SURVEY OF URBAN HOUSING

Table V

Original Amount of Loan, Contract Interest Rate, Annual Payment, Arrearage, and Terms of First Mortgage Loans on Owner-Occupied, One Family Dwellings, January 1, 1934 for 52 Cities.

City and Geographic Area	<u>1/</u>	<u>1/</u>	<u>1/</u>	<u>1/</u>	<u>1/</u>				
	Average Original Amount of Loan Dollars	Average Contract interest rate Percent	Average Annual payment required Dollars	Percent With pay- ments in Arrears Percent	Original Total 100 Pct.	Term of Loan 1 to 5 yrs. Pct.	5 to 9 yrs. Pct.	9 to 14 yrs. Pct.	14 to 15 years or more Pct.
NEW ENGLAND									
Portland, Me.	3,757	6.01	329	27.3	100.0	6.9	8.3	57.4	27.4
Worcester, Mass.	4,316	5.65	276	16.5	100.0	5.2	8.4	47.4	39.0
Providence, R.I.	3,797	6.06	294	27.7	100.0	3.1	5.9	45.0	46.0
Waterbury, Conn.	4,506	5.92	273	15.5	100.0	9.8	15.7	29.4	45.1
MIDDLE ATLANTIC									
Binghamton, N.Y.	3,367	5.82	215	23.6	100.0	16.8	41.6	22.5	19.1
Syracuse, N.Y.	3,497	5.43	208	14.3	100.0	15.2	23.2	30.3	31.3
Trenton, N. J.	2,506	5.89	169	25.1	100.0	2.7	7.1	43.8	46.4
Erie, Pa.	3,130	5.94	237	46.8	100.0	15.7	39.8	26.6	17.9
EAST NORTH CENTRAL									
Cleveland, Ohio	4,640	6.14	445	61.1	100.0	23.9	9.0	33.4	33.7
Indianapolis, Ind.	3,587	6.41	387	52.0	100.0	3.3	14.4	62.0	20.3
Peoria, Ill.	3,109	6.58	356	38.1	100.0	4.7	9.9	69.0	16.4
Lansing, Mich.	2,612	6.30	270	45.0	100.0	9.9	44.4	23.9	21.8
Kenosha, Wis.	3,017	6.08	228	49.3	100.0	42.1	21.2	27.0	9.7
Racine, Wis.	3,373	5.96	272	59.3	100.0	32.1	14.3	39.2	14.4
WEST NORTH CENTRAL									
Minneapolis, Minn.	2,743	5.98	271	34.0	100.0	31.5	36.7	22.0	9.7
St. Paul, Minn.	2,327	5.93	216	23.0	100.0	25.7	48.4	15.4	10.5
Des Moines, Iowa	2,296	6.21	240	30.5	100.0	13.6	41.5	18.5	26.4
St. Joseph, Mo.	2,317	6.30	235	30.2	100.0	38.0	30.3	21.4	10.3
Springfield, Mo.	1,903	7.51	193	28.8	100.0	35.2	23.3	32.3	9.2
Fargo, N. D.	2,926	6.55	230	22.8	100.0	14.8	47.4	14.6	23.2
Sioux Falls, S.D.	2,359	6.25	211	24.7	100.0	19.7	53.6	14.7	12.0
Lincoln, Neb.	2,693	6.32	289	43.0	100.0	12.2	36.5	40.2	11.1
Topeka, Kan.	2,355	7.19	232	43.7	100.0	8.7	25.2	57.2	8.9
Wichita, Kan.	2,212	6.67	265	48.2	100.0	7.8	41.7	38.2	12.3
SOUTH ATLANTIC									
Hagerstown, Md.	3,395	5.88	222	14.6	100.0	53.1	6.8	28.4	11.7
Richmond, Va.	3,895	5.98	346	17.1	100.0	52.1	20.3	14.9	12.7
Wheeling, W. Va.	2,910	6.16	292	48.0	100.0	9.5	40.8	22.3	27.4
Asheville, N.C.	3,207	5.96	401	50.0	100.0	13.2	27.9	39.0	20.0
Greensboro, N. C.	4,408	5.96	458	42.8	100.0	10.5	23.5	44.1	21.9
Charleston, S. C.	2,797	6.84	250	21.4	100.0	37.3	28.4	18.6	15.7
Columbia, S. C.	3,342	7.11	339	50.6	100.0	20.7	17.8	46.9	14.6
Atlanta, Ga.	3,165	6.66	354	35.7	100.0	12.5	56.4	19.7	11.4
Jacksonville, Fla.	2,937	6.94	301	36.1	100.0	34.2	21.1	22.8	21.9

FINANCIAL SURVEY OF URBAN HOUSING

Table V (Cont'd.)

Original Amount of Loan, Contract Interest Rate, Annual Payment
Arrearage, and Terms of First Mortgage Loans on Owner-Occupied, One Family
Dwelling, January 1, 1934 for 52 Cities.

City and Geographic Area	<u>1/</u>	<u>1/</u>	<u>1/</u>	<u>1/</u>	<u>Original Term of Loan</u>					
	Average Original Amount of Loan	Average Contract interest rate	Average Annual payment required	Percent With pay- ments in arrears	Total	1 to 4 yrs.	5 to 9 yrs.	10 to 14 yrs.	15 or more	
	Dollars	Percent	Dollars	Percent	100 Pct.	Pct.	Pct.	Pct.	Pct.	
EAST SOUTH CENTRAL										
Faducah, Ky.	2,373	6.16	285	46.0	100.0	15.9	30.8	34.6	18.7	
Birmingham, Ala.	2,897	6.93	339	58.5	100.0	18.4	30.7	29.2	21.7	
Jackson, Miss.	3,091	6.71	357	49.6	100.0	10.4	24.1	34.4	31.1	
WEST SOUTH CENTRAL										
Little Rock, Ark.	2,615	6.50	286	46.7	100.0	37.9	19.1	21.2	21.8	
Baton Rouge, La.	2,897	7.27	318	42.5	100.0	7.0	11.9	53.8	27.3	
Oklahoma City, Okla.	3,098	7.12	372	63.2	100.0	6.7	26.9	48.0	18.4	
Austin, Tex.	2,812	7.61	372	45.8	100.0	14.6	48.6	29.9	6.9	
Dallas, Tex.	2,212	7.36	352	34.3	100.0	14.8	50.2	25.1	9.9	
Wichita Falls, Tex.	2,733	7.50	362	47.3	100.0	14.8	43.0	36.1	6.1	
MOUNTAIN										
Butte, Mont.	1,660	7.95	208	42.8	100.0	49.3	29.9	5.2	15.6	
Boise, Idaho	1,967	7.43	261	27.3	100.0	20.2	38.5	27.3	14.0	
Casper, Wyo.	2,298	7.03	298	33.1	100.0	17.0	30.6	25.9	26.5	
Pueblo, Colo.	1,718	6.67	212	46.1	100.0	21.4	26.5	23.8	28.3	
Phoenix, Ariz.	2,740	7.57	277	41.8	100.0	43.5	26.2	18.3	12.0	
Salt Lake City, Utah	2,600	7.14	305	43.8	100.0	25.6	21.5	36.4	16.5	
PACIFIC										
Seattle, Wash.	2,702	6.67	309	41.2	100.0	22.0	30.1	29.5	18.4	
Portland, Ore.	2,534	6.21	259	35.0	100.0	19.7	22.4	28.2	29.7	
Sacramento, Cal.	3,186	6.70	324	23.0	100.0	21.4	26.2	32.4	20.0	
San Diego, Cal.	2,676	6.86	293	27.7	100.0	36.6	26.8	24.9	11.7	

1/ Data for each of the first four columns of table V are based on substantially equal numbers of reports. Data on term of loan are frequently based on a much smaller number.

U. S. DEPARTMENT OF COMMERCE
Bureau of Foreign and Domestic Commerce
WASHINGTON

SOURCES OF MORTGAGE CREDIT ON URBAN RESIDENTIAL
PROPERTIES

Individuals provide a larger volume of credit on urban residential property than any other source, while banks, life insurance companies and building and loan associations are the principal institutions furnishing such credit, according to an announcement of today by Mr. C. T. Murchison, Director of the Bureau of Foreign and Domestic Commerce in releasing additional data from the Financial Survey of Urban Housing. The survey was made in 1934 as a CWA project on housing and urban real property finance in 61 cities.

The figures (Table 1) which combine loans of all priorities, show a wide variation among cities in the relative importance of the sources of mortgage credit. In many cities the bulk of residential mortgage financing is provided by individuals, or by classes of institutions which may be subordinate sources of credit in other centers.

Building and loan associations hold more than half of the total amount of such loans on owner-occupied properties in six widely separated cities. Savings banks hold as large a proportion in two, located in New England and the Middle Atlantic States, respectively, while individuals hold more than fifty percent in nine cities, and between 35 and 50 percent in fourteen additional cities.

Loans on rented dwellings in individual cities are also concentrated largely in one class of institution. Building and loan associations have more than 50 percent of the loans in three cities, commercial banks have nearly half of the loans on rented homes in two cities, saving banks lead with 35 percent or more in five cities, and life insurance companies are the principal lenders in 10 others. This variation in relative importance of credit sources indicates the unorganized state which has characterized the urban mortgage market. It is to be noted that the volume of loans held by the Home Owners Loan Corporation reflects the situation early in 1934, when that organization had been in operation but a short time.

Life insurance companies are relatively more important as lending agencies in the West North Central and South Eastern Cities, while building and loan associations hold the leading place in many cities of the East North Central and Mountain divisions. Commercial banks and savings banks hold relatively more loans in the New England, Middle Atlantic and Pacific areas where local capital is sufficient to provide a substantial proportion of local requirements or where long established custom or legislation is a factor.

The agencies supplying credit often differ as much between cities of various sizes in the same areas as between different areas. Savings banks in particular tend to hold a larger proportion of loans in the larger cities and building and loan associations and individuals in the smaller cities and the environs of the larger cities. Certain differences as between areas are partly due to differences in the laws as to eligible holdings for moneyed corporations.

First Mortgages Predominate

First mortgages constitute by far the largest proportion of the total dollar volume of loans outstanding on owner-occupied residential properties, comprising 90 percent or more in most cities. Where first mortgages are less than 90 percent of the total, land contracts usually account for most of the remaining real estate credit in force. They substitute for first mortgage credit and usually also reduce the amount of second mortgages in use in the city.

In the eastern states generally, and especially in the South Atlantic and East and West South Central States, first mortgages account for almost all the real estate credit reported. In New England and the Middle Atlantic states there is a somewhat larger volume of second mortgage financing than in the southern areas, while land contracts are an almost negligible factor for any of the eastern states.

Land contract financing in any important volume is found in relatively few centers covered by the survey. Such financing is of most importance in the industrial cities of the East North Central states, and a few cities in western states. The maximum percentages of land contract credit reported are 46.4 for Lansing, Michigan, and 36.9 percent for Casper, Wyoming. In California, state activity in land sales was a factor in the importance of land contract financing.

Junior mortgage financing, while small in total volume everywhere, tends to be most important in those areas in which first mortgage financing is almost the sole source for the bulk of credit. In no area does it exceed twelve percent of the reported credit on owner-occupied properties, and for most cities ranges from two to five percent of the total. For Waterbury, Connecticut, it is 11.2 percent of the total reported, for Syracuse 10.4 and for Greensboro, N. C., 9.6 percent of the total.

Rented properties have a relatively greater proportion of first mortgages, and a lesser relative amount of both junior mortgage and land contract credit reported, than do owner-occupied properties.

A comparison of the mortgage holdings of various agencies as between owner-occupied and rented properties indicates differences in policy among the lenders with respect to the tenure of the property. The relatively smaller average size of loans commonly found on small rented properties, and the greater relative frequency of loans on apartments owned by other than resident landlords, account in part for differences in credit policies followed by the various lenders.

Data shown on the accompanying tables represent the situation as of the year 1934 with respect to outstanding loans in the cities covered by the survey. Since that date important changes have occurred in the relative activity and importance of the sources of credit shown. Among these have been a noteworthy expansion in the holdings of the Home Owners Loan Corporation and a pronounced contraction of the outstanding urban mortgage credits of life insurance companies. Other agencies have shown less change than have these two.

INFORMATION AVAILABLE FROM THE FINANCIAL SURVEY OF URBAN HOUSING

This is one of a series of general releases covering results of the Financial Survey of Urban Housing, a C. W. A. project conducted in 1934 by Mr. David L. Wickens, under the auspices of the Bureau of Foreign and Domestic Commerce. The survey secured information in 61 cities representing every state, and covering on a sampling basis, all parts of each city and all types of dwelling. The data now being prepared for final publication provide information on urban residential values, mortgage debt, arrearages, family incomes, and other aspects of the housing problem.

Preliminary releases have been prepared for each of the cities included in the survey and are available.

TABLE 1 Percentage Distribution of Mortgage Indebtedness on Owner-Occupied Residential Properties, all Priorities, January 1, 1934.

City and Geographic Area	Total Amt. Report -ing Agcy. 1930 Dols.	Percent of Total Amount of Loans									
		Life Ins. Co.	Bldg. Loan Assn.	Com- mor- cial Bank	Sav- ings Bank	Mort- gage Co.	Con- struc- tion Co.	Title & Trust Co.	HOLC Pct.	Indi- vidu- al Pct.	Other Pct.
NEW ENGLAND											
Portland, Me.	1973.7	2.4	25.5	10.0	36.9	0.7		0.6	0.8	22.1	1.0
Nashua, N. H.	427.9		28.3	29.2	19.5			3.9	0.5	17.7	0.9
Burlington, Vt.	466.9	0.6	26.2	10.4	34.4			4.9	1.1	20.2	2.2
Worcester, Mass.	4912.8	0.9	3.0	5.6	70.8	0.9	0.1	1.0	1.3	10.4	6.0
Providence, R.I.	6258.6	4.0	9.6	16.1	30.7	4.4	0.3	3.3	1.4	26.3	3.9
Waterbury, Conn.	2249.5	2.0	2.4	17.3	35.3	0.8		4.9	3.0	31.3	3.0
MIDDLE ATLANTIC											
Binghamton, N.Y.	783.6	3.6	0.9	12.7	26.7	0.3		0.1		53.6	2.1
Syracuse, N. Y.	3563.5	5.1	0.7	9.6	59.8	0.6	0.2	1.2	0.2	20.2	2.4
Trenton, N. J.	3809.3	2.8	11.4	8.5	4.0	3.2	0.1	1.8	1.1	63.0	4.1
Erie, Pa.	4137.4	2.5	15.9	10.4	2.4	1.5	0.3	1.6	3.2	57.1	5.1
Williamsport, Pa.	619.3	1.0	2.9	33.9	15.8	1.9	0.3	4.2		36.8	3.2
EAST NORTH CENTRAL											
Cleveland, Ohio	51603.5	9.7	12.4	40.1	16.2	1.4	0.5	2.3	3.0	11.3	3.1
Indianapolis, Ind.	4594.3	9.1	53.8	7.5	1.2	0.5	0.0	9.0	0.9	14.6	3.4
Decatur, Ill.	678.4	3.6	46.9	16.4	0.9	0.9	0.3	2.1	0.7	26.8	1.4
Peoria, Ill.	3246.8	10.4	59.5	3.7	0.8	0.9	0.6	1.0	0.9	16.3	5.9
Lansing, Mich.	1446.5	14.8	21.4	5.8	3.2	2.2	1.0	1.8	4.8	39.5	5.5
Kenosha, Wis.	2015.4	0.4	16.4	3.0	0.6	8.8	0.2	19.9	2.3	39.9	8.51/
Racine, Wis.	5173.0	0.9	26.9	3.2	1.1	12.2	0.5	2.3	2.3	45.2	5.42/
WEST NORTH CENTRAL											
Minneapolis, Minn.	10000.7	22.4	8.5	5.0	6.3	13.3	0.4	3.0	1.7	35.3	4.1
St. Paul, Minn.	1802.5	12.1	8.5	4.8	0.9	11.1	0.6	2.1	3.9	53.8	2.2
Des Moines, Iowa	3051.6	21.5	6.3	6.7	2.9	9.7	0.5	0.9	6.9	39.9	4.7
St. Joseph, Mo.	1002.4	5.6	21.5	9.1	1.6	23.3	0.3	5.9	0.9	22.9	8.9
Springfield, Mo.	1082.5	12.6	21.6	6.0	0.5	9.9	0.2	2.1	3.1	37.4	6.6
Fargo, N. D.	1237.7	3.7	24.1	6.9	1.7	8.5	0.5	1.3	17.1	30.5	5.7
Sioux Falls, S. D.	1326.8	17.2	2.3	6.6	2.4	25.3	0.7	0.3	5.6	32.5	7.1
Lincoln, Neb.	1613.4	16.0	36.2	1.8	0.7	6.3	0.5	8.6	1.0	25.9	3.0
Topeka, Kan.	1923.6	10.5	51.3	3.5	3.3	8.4	0.5	2.4	4.7	13.8	1.6
Wichita, Kan.	2225.5	27.4	27.6	1.3	0.1	10.7	0.9	7.6	2.7	18.9	2.8
SOUTH ATLANTIC											
Frederick, Md.	292.3		31.8	25.2	22.5	0.7		0.7	1.3	15.2	2.6
Hagerstown, Md.	1121.3	1.7	8.0	10.2	0.1	0.8	0.2	0.4	1.5	74.4	2.7
Richmond, Va.	3744.9	18.7	2.0	19.1	1.9	18.7	1.1	6.4	2.1	20.2	10.73/
Wheeling, W. Va.	1696.2	12.8	12.7	26.3	11.1	1.2	1.6	2.2	3.7	20.8	7.6
Asheville, N. D.	1074.2	44.8	7.5	8.1	0.7	16.0	0.7	2.1	2.8	15.6	1.7
Greensboro, N. C.	1059.3	53.9	12.1	8.4	0.3	7.1	3.0	0.4	1.0	8.5	5.3
Charleston, S. C.	478.7	7.2	1.6	9.5	0.8	2.2	0.4	2.9	5.0	63.4	7.0
Columbia, S. C.	933.9	17.4	25.8	2.0	0.2	1.0	0.1	1.5	3.9	45.2	2.9
Atlanta, Ga.	6293.9	42.6	2.2	1.9	2.6	25.3	0.4	2.0	3.1	15.9	4.0
Jacksonville, Fla.	660.1	29.3	5.0	3.1		7.8		1.0	6.1	43.5	4.2

TABLE 1 (Cont'd)

FINANCIAL SURVEY OF URBAN HOUSING

5

Percentage Distribution of Mortgage Indebtedness on Owner-Occupied Residential Properties, all Priorities, January 1, 1934.

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City and Geographic Area	Total Amt. Report- ing Agcy.	Percent of Total Amount of Loans										
		Life Ins. Co.	Bldg. & Loan Assn.	Com- mer- cial Bank	Sav- ings Bank	Mort- gage Co.	Con- struc- tion Co.	Title & Trust Co.	HOLC	Indi- vidu- al	Other	
	1000 Dols.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	
EAST SOUTH CENTRAL												
Paducah, Ky.	369.0	24.7	10.8	15.7	5.3	1.8	0.3	13.3	1.7	21.0	5.44/	
Knoxville, Tenn.	532.5	16.1	11.7	3.0	1.1	10.9	1.1	15.8	4.1	33.5	2.7	
Birmingham, Ala.	4545.2	39.6	14.6	3.9	1.0	14.6	0.3	1.3	5.0	15.8	3.9	
Jackson, Miss.	587.2	59.5	17.4	4.0	0.1	3.3	0.3	0.7	4.6	10.1		
WEST SOUTH CENTRAL												
Little Rock, Ark.	1917.3	16.4	10.4	32.3	1.4	8.1	0.2	1.0	9.1	18.5	2.6	
Baton Rouge, La.	347.1	0.7	59.9	9.7	0.4	1.2			5.4	18.3	4.4	
Shreveport, La.	545.5	3.4	53.2	3.1		1.4	2.1	0.4	2.0	28.9	5.5	
Oklahoma City, Okla.	4324.1	26.9	31.7	0.9	1.0	12.0	0.4	1.4	7.1	17.2	1.4	
Austin, Texas	790.9	5.6	9.2	4.0	0.1	15.9	12.9	0.6	0.8	47.8	3.1	
Dallas, Texas	3747.6	29.1	13.5	4.9	3.1	15.2	1.1	1.7	4.0	23.1	4.3	
Wichita Falls, Tex.	657.6	23.1	20.4	2.6	0.0	14.7	2.6	1.4	1.6	31.8	1.8	
MOUNTAIN												
Butte, Mont.	832.5	0.3	1.2	14.5	1.4	2.0	0.1	2.7	7.4	60.5	9.9	
Boise, Idaho	847.7	7.0	32.2	1.9	0.2	2.9	0.0	1.8	10.1	41.1	2.8	
Casper, Wyo.	517.9	1.6	51.7	5.1	0.8	0.8	0.3	2.7	14.1	22.0	0.9	
Pueblo, Colo.	566.4	3.1	30.6	0.9	1.1	0.8	1.3	0.2	20.2	39.4	2.4	
Albuquerque, N. M.	329.1	3.1	4.3	4.3	0.6	9.4	0.6		8.1	66.5	3.1	
Phoenix, Ariz.	1246.4	14.7	4.5	3.9	7.6	12.5	1.1	2.0	8.3	43.5	1.9	
Salt Lake City, Utah	4179.6	19.1	12.7	3.9	6.6	14.4	2.5	10.4	3.7	23.4	3.3	
Reno, Nevada	740.1	1.9	17.6	14.6	0.4	0.8		1.5	5.2	52.4	5.6	
PACIFIC												
Seattle, Wash.	6730.8	19.2	4.0	4.3	19.0	13.1	0.3	3.9	3.9	28.2	4.15/	
Portland, Ore.	5034.6	22.5	5.6	3.5	3.3	14.9	0.4	4.3	4.8	28.7	12.0	
Sacramento, Calif.	3293.0	8.2	11.4	9.9	2.8	5.2	0.2	0.3	0.8	40.3	20.9	
San Diego, Calif.	5197.0	11.6	12.2	16.0	8.8	10.7	0.7	1.2	2.2	51.6	5.0	

Includes Public Bond Issues as follows:

1/ 2.8 2/ 1.0 3/ 0.1 4/ 3.6 5/ 0.3

FINANCIAL SURVEY OF URBAN HOUSING

TABLE 2 Percentage Distribution of Mortgage Indebtedness on Rented Residential Properties, all Priorities, January 1, 1934.

City and Geographic Area	Total Amt. Report- ing Agcy	Percent of Total Amount of Loans									
		Life Ins. Co	Bldg. & Loan Assn.	Com- mer- cial Bank	Sav- ings Bank	Mort- gage Co.	Con- struc- -tion Co.	Title & Trust Co.	HOLC	Indi- vidu- al	Other
	1000 Dols.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.
NEW ENGLAND											
Portland, Me.	113.9	4.0	11.4	16.4	42.2			0.4	1.5	19.1	5.0
Nashua, N. H.	87.4		11.7	46.5	23.7	3.5		7.4		7.2	
Burlington, Vt.	110.2		26.9	31.2	17.4	2.3				9.5	12.7
Worcester, Mass.	1066.2	1.7	2.2	4.5	71.3	0.1		2.0	0.5	11.1	6.61/
Providence, R. I.	1542.1	5.2	8.1	21.4	32.6	3.8	0.0	3.6		22.0	3.4
Waterbury, Conn.	1143.5			13.7	40.3	10.6		1.2	0.7	22.5	11.0
MIDDLE ATLANTIC											
Binghamton, N.Y.	331.1	12.5		14.5	26.5		0.9	1.4	0.9	41.6	1.7
Syracuse, N.Y.	1049.0	10.5	0.2	11.6	53.6	0.1		2.1	0.8	17.3	3.8
Trenton, N. J.	569.8	2.3	7.5	2.1	3.5	2.2	0.2	6.5	0.4	68.1	7.2
Erie, Pa.	1017.7	0.4	17.0	12.6	3.3	3.8	0.0	0.6	0.3	58.1	3.9
Williamsport, Pa.	126.8	2.1	17.9	32.6	17.0			5.4		19.2	5.8
EAST NORTH CENTRAL											
Cleveland, Ohio	12428.7	20.7	12.8	27.8	17.4	3.6	0.3	2.2	1.3	10.6	3.3
Indianapolis, Ind.	1325.5	9.1	53.8	7.5	1.2	0.5	0.0	9.0	0.9	14.6	3.4
Decatur, Ill.	123.0	11.7	41.7	20.8	1.1			4.5		18.5	1.7
Peoria, Ill.	904.8	2.8	57.0	4.4	3.0	0.2	0.1	1.4	1.4	9.5	20.2
Lansing, Mich.	313.7	21.5	24.5	7.5	4.1	0.6	2.0	4.7	2.2	26.1	6.8
Kenosha, Wis.	501.8		21.1	1.9		10.5	0.7	18.1	1.6	42.5	3.62/
Racine, Wis.	1282.7	2.3	12.9	4.8	0.5	13.7	0.5	6.5	0.4	46.2	12.23/
WEST NORTH CENTRAL											
Minneapolis, Minn.	3163.2	28.2	6.2	5.4	4.5	11.6	0.1	8.8	0.3	28.1	6.84/
St. Paul, Minn.	605.7	25.9	3.9	4.5	4.6	11.8		5.2	2.2	40.7	1.2
Des Moines, Iowa	859.5	32.1	5.2	9.4	4.9	9.4	0.4	0.6	1.4	31.8	4.8
St. Joseph, Mo.	184.1	3.6	17.4	5.4	1.7	25.3		7.3		33.4	5.9
Springfield, Mo.	257.0	16.5	20.2	4.2	0.2	12.3		0.5	0.6	35.1	10.4
Fargo, N. D.	214.4	3.9	22.3	6.8	4.2	3.7		2.1	6.6	42.7	7.7
Sioux Falls, S.D.	190.1	16.9	1.5	16.2	1.6	17.5	0.3	0.3	0.1	40.6	4.4
Lincoln, Neb.	467.0	11.0	23.9	0.5	0.6	10.9	0.6	24.4	5	26.0	1.6
Topeka, Kan.	501.2	13.5	42.6	4.1	2.8	15.2	0.2	3.2	1.7	12.1	4.6
Wichita, Kans.	622.7	38.5	28.7	2.8	0.4	10.9	0.1	2.8	1.3	11.1	3.4
SOUTH ATLANTIC											
Frederick, Md.	26.9		5.2	15.7	41.6						4.5
Hagerstown, Md.	187.3	12.0	8.4	7.8	2.7	0.5				64.7	3.9
Richmond, Va.	475.0	11.1	2.0	16.7	3.8	22.3		2.2		33.4	8.5
Wheeling, W. Va.	345.5	6.3	6.9	39.1	21.3	3.4		1.4	1.3	14.7	5.6
Asheville, N.C.	102.7	38.0	1.1			28.3			4.1	18.7	9.85/
Greensboro, N.C.	278.4	35.4	15.1	26.3	0.1	2.1		0.2	1.1	15.8	3.9
Charleston, S.C.	158.8	11.8	2.1	3.2	1.2	2.2			5.4	62.7	11.4
Columbia, S. C.	253.7	21.5	26.4	3.7			0.5		0.8	47.1	
Atlanta, Ga.	2462.3	54.0	0.9	0.6	1.3	26.3	0.2	2.2	1.4	10.7	2.4
Jacksonville, Fla.	192.2	36.6	2.1	14.5		11.4			0.7	34.4	0.3

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TABLE 2 (cont'd)

FINANCIAL SURVEY OF URBAN HOUSING

7

Percentage Distribution of Mortgage Indebtedness on Rented Residential Properties, all Priorities, January 1, 1934.

City and Geographic Area	Total Percent of Total Amount															
	Total Amt. Report -ing Agcy 1000 Dcls.	Life & Ins. Co. Pct.	Bldg. & Loan Assn. Pct.	Com- mer- cial Bank Pct.	Sav- ings Bank Pct.	Mort- gage Co. Pct.	Con- struc- -tion Co. Pct.	Title & Trust Co. Pct.	HCLC Pct.	Indi- vidu- al Pct.	Other Pct.					
EAST SOUTH CENTRAL																
Paducah, Ky.	41.6	10.8	8.9	14.4	4.8			29.8		21.9	0.46/					
Knoxville, Tenn.	84.5	23.8	5.3	13.0		7.3		12.7	7.9	27.1	2.9					
Birmingham, Ala.	657.7	36.1	5.1	7.2	1.0	22.9	0.1	2.2	7.9	14.7	2.8					
Jackson, Miss.	227.3	58.6	16.7	0.1	1.7	3.7	0.1		1.4	14.6	3.1					
WEST SOUTH CENTRAL																
Little Rock, Ark.	448.0	17.4	8.2	39.6	0.1	12.0		0.5	15.0	12.2	5.0					
Baton Rouge, La.	173.1	14.0	44.1	1.4		5.4		11.6	5.0	17.6	0.9					
Shreveport, La.	183.5	11.7	52.0	4.9					4.4	25.0	2.0					
Oklahoma City, Okla.	1470.3	40.2	26.0	0.1	0.2	12.7	0.9	0.2	3.2	15.8	0.7					
Austin, Tex.	204.0		4.0	3.2		23.0	4.3		0.2	60.0	5.3					
Dallas, Tex.	1088.7	23.3	7.6	6.0	3.8	24.0	0.3	0.7	0.8	31.2	2.3					
Wichita Falls, Tex.	162.2	10.3	11.6	13.6	1.7	12.6	0.1		1.2	44.0	4.9					
MOUNTAIN																
Butte, Mont.	189.5		0.1	7.1	0.4	2.6			10.1	75.8	3.9					
Boise, Idaho	73.9	3.8	37.5		0.8			12.8	1.6	40.5	3.0					
Casper, Wyo.	119.7	20.5	33.3	7.2			1.3	1.5	5.7	27.4	3.1					
Pueblo, Colo.	58.6	1.4	27.0		3.7	1.5			2.4	56.0	8.0					
Albuquerque, N.M.	108.6	4.4	6.1	1.2	2.1	1.6				79.1	5.5					
Phoenix, Ariz.	464.4	9.8	7.4	4.3	12.4	9.9	1.2	0.9	6.3	45.3	2.5					
Salt Lake City, Utah	1178.2	29.4	3.4	6.9	8.9	21.3	0.6	9.2	2.6	16.5	1.2					
Reno, Nev.	128.8	5.6	11.3	21.7		2.8			2.0	54.6	2.0					
PACIFIC																
Seattle, Wash.	2484.5	38.8	7.8	3.1	7.2	3.6		4.2	0.8	13.2	21.37/					
Portland, Ore.	1054.4	35.7	5.3	2.3	4.8	9.6	0.5	3.6	1.6	29.1	7.5					
Sacramento, Cal.	741.4	7.3	10.5	11.0	5.8	4.3			0.6	53.1	7.4					
San Diego, Cal.	11897.5	10.3	10.2	22.1	9.8	9.2	0.1	1.3	0.6	34.8	1.68/					
Includes Public Bond Issues as follows:																
	1/	6.6	2/	3.6	3/	12.2	4/	6.8	5/	9.8	6/	9.4	7/	21.3	8/	1.6

Table III

Distribution of Real Estate Loans on Owner-Occupied Urban Residential Properties by Priority, January 1, 1934, For 52 Selected Cities.

City and Geographic Area	Total Num- ber of Loans	Total Amount of Loans : 1000's : Total : of Dollars : Pct.	Total Pct.	1st Mtgs. Pct.	2nd & 3rd Mtgs. Pct.	Land Contracts Pct.
NEW ENGLAND						
Portland, Me.	716	1973.7	100.0	93.1	6.8	0.1
Worcester, Mass.	1410	4912.2	100.0	91.3	8.6	0.1
Providence, R. I.	2305	6258.6	100.0	93.8	5.9	0.2
Waterbury, Conn.	599	2249.5	100.0	88.8	11.1	0.1
MIDDLE ATLANTIC						
Binghamton, N. Y.	293	783.6	100.0	93.3	5.3	1.4
Syracuse, N. Y.	1228	3563.5	100.0	89.4	10.4	0.2
Trenton, N. J.	1686	3809.3	100.0	96.1	3.7	0.2
Erie, Pa.	1599	4137.4	100.0	96.1	3.3	0.6
EAST NORTH CENTRAL						
Cleveland, Ohio	15592	51603.5	100.0	93.4	5.5	1.1
Indianapolis, Ind.	1710	4594.3	100.0	88.9	1.7	9.4
Peoria, Ill.	1448	3246.8	100.0	89.9	3.3	6.8
Lansing, Mich.	634	1446.5	100.0	53.0	0.6	46.4
Kenosha, Wis.	760	2015.4	100.0	86.2	2.6	11.2
Racine, Wis.	1727	5173.0	100.0	82.3	2.6	15.1
WEST NORTH CENTRAL						
Minneapolis, Minn.	4348	10000.7	100.0	88.3	2.3	9.4
St. Paul, Minn.	932	1802.5	100.0	87.2	1.0	11.8
Des Moines, Iowa	1639	3051.6	100.0	75.7	1.2	23.1
St. Joseph, Mo.	552	1002.4	100.0	94.5	4.7	0.8
Springfield, Mo.	772	1082.5	100.0	97.4	2.1	0.5
Fargo, N. D.	528	1237.7	100.0	91.4	3.0	5.6
Sioux Falls, S. D.	660	1326.8	100.0	86.2	2.2	11.6
Lincoln, Neb.	841	1613.4	100.0	93.8	4.3	1.9
Topeka, Kan.	1138	1923.6	100.0	89.4	3.0	7.6
Wichita, Kan.	1391	2225.5	100.0	90.8	3.1	6.1
SOUTH ATLANTIC						
Hagerstown, Md.	379	1121.3	100.0	95.8	3.3	0.9
Richmond, Va.	1227	3744.9	100.0	94.1	5.6	0.3
Wheeling, W. Va.	844	1696.2	100.0	93.8	4.9	1.3
Asheville, N. C.	423	1074.2	100.0	94.6	3.0	2.4
Greensboro, N. C.	332	1059.3	100.0	90.4	9.6	0.0
Charleston, S. C.	204	478.7	100.0	93.6	1.4	0.0
Columbia, S. C.	362	933.9	100.0	95.7	3.4	0.9
Atlanta, Ga.	2833	6293.9	100.0	96.4	3.3	0.3
Jacksonville, Fla.	293	660.1	100.0	95.5	3.3	1.2

Table III (Cont'd.)

Distribution of Real Estate Loans on Owner-Occupied Urban Residential Properties by Priority, January 1, 1934, For 52 Selected Cities.

City and Geographic Area	Total Number of Loans	Total Amount of Loans of Dollars	Total Pct.	1st Mtgs. Pct.	2d & 3rd Mtgs. Pct.	Land Contracts Pct.
EAST SOUTH CENTRAL						
Paducah, Ky.	239	369.0	100.0	94.5	4.0	1.5
Birmingham, Ala.	2141	4545.2	100.0	94.8	2.5	2.7
Jackson, Miss.	290	587.2	100.0	95.4	4.3	0.3
WEST SOUTH CENTRAL						
Little Rock, Ark.	897	1917.3	100.0	95.8	2.7	1.5
Baton Rouge, La.	182	347.1	100.0	96.5	2.1	1.4
Oklahoma City, Okla.	1919	4324.1	100.0	96.3	3.0	0.7
Austin, Tex.	420	790.9	100.0	95.6	1.6	2.8
Dallas, Tex.	1779	3747.6	100.0	97.6	1.9	0.5
Wichita Falls, Tex.	341	657.6	100.0	98.0	1.7	0.3
MOUNTAIN						
Butte, Mont.	472	632.5	100.0	81.1	1.1	17.8
Boise, Idaho	535	847.7	100.0	89.1	2.2	8.7
Casper, Wyo.	302	517.9	100.0	60.8	2.3	36.9
Pueblo, Colo.	421	566.4	100.0	95.7	2.0	2.3
Phoenix, Ariz.	572	1245.4	100.0	90.4	1.6	8.0
Salt Lake City, Utah	1937	4179.6	100.0	72.3	2.1	25.6
PACIFIC						
Seattle, Wash.	3404	6730.8	100.0	81.6	1.5	16.9
Portland, Ore.	2624	5034.6	100.0	91.0	2.4	6.6
Sacramento, Cal.	1328	3293.0	100.0	86.2	3.0	10.8
San Diego, Cal.	2483	5197.0	100.0	91.1	4.0	4.9

Table IV

Distribution of Real Estate Loans on Rented Urban Residential Properties by Priority, January 1, 1934, For 52 Selected Cities.

City and Geographic Area	Total Num- ber of Loans	Total Amount of Loans 1000's of Dollars	Total Percent	1st	2nd & 3rd	Land
				Mtgs. Pct.	Mtgs. Pct.	Con- tracts Pct.
NEW ENGLAND						
Portland, Me.	222	773.9	100.0	92.4	7.2	0.4
Worcester, Mass.	239	1086.2	100.0	94.0	6.0	0.0
Providence, R. I.	440	1542.1	100.0	94.4	5.5	0.1
Waterbury, Conn.	131	1143.5	100.0	77.1	22.9	0.0
MIDDLE ATLANTIC						
Binghamton, N. Y.	87	331.1	100.0	96.4	3.6	0.0
Syracuse, N. Y.	261	1049.0	100.0	94.7	5.3	0.0
Trenton, N. J.	248	569.8	100.0	96.7	3.0	0.3
Erie, Pa.	282	1017.7	100.0	97.0	1.5	1.5
	2466	12428.7	100.0	94.4	5.2	0.4
	497	1325.5	100.0	98.7	0.8	0.5
	322	904.8	100.0	91.4	2.0	6.6
	158	313.7	100.0	87.9	0.6	11.5
	139	501.8	100.0	90.1	2.3	7.6
	338	1282.7	100.0	95.0	2.6	2.4
	1020	3163.2	100.0	91.1	3.9	5.0
	229	605.7	100.0	95.4	1.1	3.5
	397	859.5	100.0	95.8	0.7	3.5
	108	184.1	100.0	97.7	0.9	1.4
	177	257.0	100.0	94.9	4.4	0.7
	79	214.4	100.0	98.0	1.2	0.8
	199	490.1	100.0	93.0	0.9	6.1
	180	467.0	100.0	97.7	0.7	1.6
	251	501.2	100.0	97.2	1.5	1.3
	359	622.7	100.0	97.3	1.1	1.6
	67	187.3	100.0	96.0	4.0	0.0
	143	475.0	100.0	95.1	4.8	0.1
	125	345.5	100.0	92.9	5.7	1.4
	38	102.7	100.0	95.1	4.9	0.0
	75	278.4	100.0	78.2	19.4	2.4
	79	158.8	100.0	98.7	1.3	0.0
	89	253.7	100.0	93.7	2.2	4.1
	542	2462.3	100.0	99.0	1.0	0.0
	61	192.2	100.0	91.2	2.0	6.8

Table IV (Continued)

Distribution of Real Estate Loans on Rented Urban Residential Properties by Priority, January 1, 1934, For 52 Selected Cities

City and Geographic Area	Total Number of Loans	Total Amount of Loans in 1000's of Dollars	Total Percent	1st Mtgs. Pct.	2nd & 3rd Mtgs. Pct.	Land Con-tracts Pct.
EAST SOUTH CENTRAL						
Paducah, Ky.	21	41.6	100.0	99.0	1.0	0.0
Birmingham, Ala.	228	657.7	100.0	97.4	1.9	0.7
Jackson, Miss.	88	227.3	100.0	88.9	5.5	5.6
WEST SOUTH CENTRAL						
Little Rock, Ark.	185	448.0	100.0	99.4	0.5	0.1
Baton Rouge, La.	61	173.1	100.0	97.7	2.3	0.0
Oklahoma City, Okla.	400	1470.3	100.0	98.4	1.5	0.1
Austin, Tex.	107	204.0	100.0	95.8	2.3	1.9
Dallas, Tex.	423	1088.7	100.0	98.5	1.1	0.4
Wichita Falls, Tex.	83	162.2	100.0	99.0	1.0	0.0
MOUNTAIN						
Butte, Mont.	61	189.5	100.0	90.3	7.9	1.8
Boise, Idaho	37	73.9	100.0	90.9	7.3	1.8
Casper, Wyo.	51	119.7	100.0	83.9	2.1	14.0
Pueblo, Colo.	48	58.6	100.0	89.1	4.1	6.8
Phoenix, Ariz.	183	464.4	100.0	94.1	3.5	3.4
Salt Lake City, Utah	306	1178.2	100.0	91.0	4.0	5.0
PACIFIC						
Seattle, Wash.	530	2484.5	100.0	96.0	1.2	2.2
Portland, Ore.	448	1054.4	100.0	95.7	3.6	0.7
Sacramento, Cal.	348	741.4	100.0	93.7	4.9	1.4
San Diego, Cal.	709	1897.5	100.0	95.4	2.6	2.0